



**13 Craiglea Avenue, Stranraer**

DG9 0BW

Offers Over **£120,000** are invited

# 13 Craiglea Avenue

Stranraer

Local amenities within easy reach include general store and Sheuchan Primary School while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all located in and around the town centre approximately 1 mile distant. There is also a secondary school and town centre transport service available from closeby.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- A very well-presented semi-detached villa
- Located only a short walk from Sheuchan Primary School
- Easy access to the town centre and all other amenities
- Splendid beech design kitchen
- Well-appointed bathroom
- Some new internal woodwork and doors
- Gas central heating and uPVC double glazing
- Recently installed external insulation
- Easily maintained garden
- Ample off-road parking



# 13 Craiglea Avenue

## Stranraer

This very well-presented three-bedroom, semi-detached villa enjoys a desirable location just a short walk from Sheuchan Primary School and with easy access to the town centre and all local amenities. The property is arranged to provide comfortable and practical family living, featuring a splendid beech design kitchen and a well-appointed bathroom. The property is complemented by tasteful finishes, and updates include some new internal woodwork and doors, adding a fresh and modern touch throughout. Benefiting from gas central heating, uPVC double glazing and the recent installation of external insulation, which further enhances the property's warmth and economy. Ample off-road parking provides convenience for residents and guests alike, making this an ideal choice for families and those seeking a move-in-ready home.

The property is set amidst its own generous area of easily maintained garden ground, offering a delightful balance of practicality and outdoor enjoyment. This combination of low-maintenance landscaping and ample off-road parking makes the outside space as appealing and practical as the interior, perfectly suited to modern family living.



### Hallway

The property is accessed by way of a uPVC storm door leading to a small porch. There is a glazed interior door to the hallway. Shelves recess and a CH radiator.

### Lounge

A double aspect lounge with a double glazed door leading to the rear garden. There is a marble fire surround and hearth housing a gas fire. CH radiator and a TV point.

### Kitchen

The kitchen is fitted with a full range of beech design floor and wall-mounted units with granite-style worktops incorporating an asterite sink with a swan neck mixer tap. There is a ceramic hob, extractor hood, built-in oven, built-in microwave, an integrated dishwasher and plumbing for an automatic washing machine. Spotlights and a heated towel rail.

### Dining Room/ 3rd Bedroom

A further reception room to the front, currently used as a dining room, it could also be used as a 3rd bedroom if required. CH radiator.

### Landing

The landing provides access to the first floor bedrooms and the bathroom.

### Bathroom

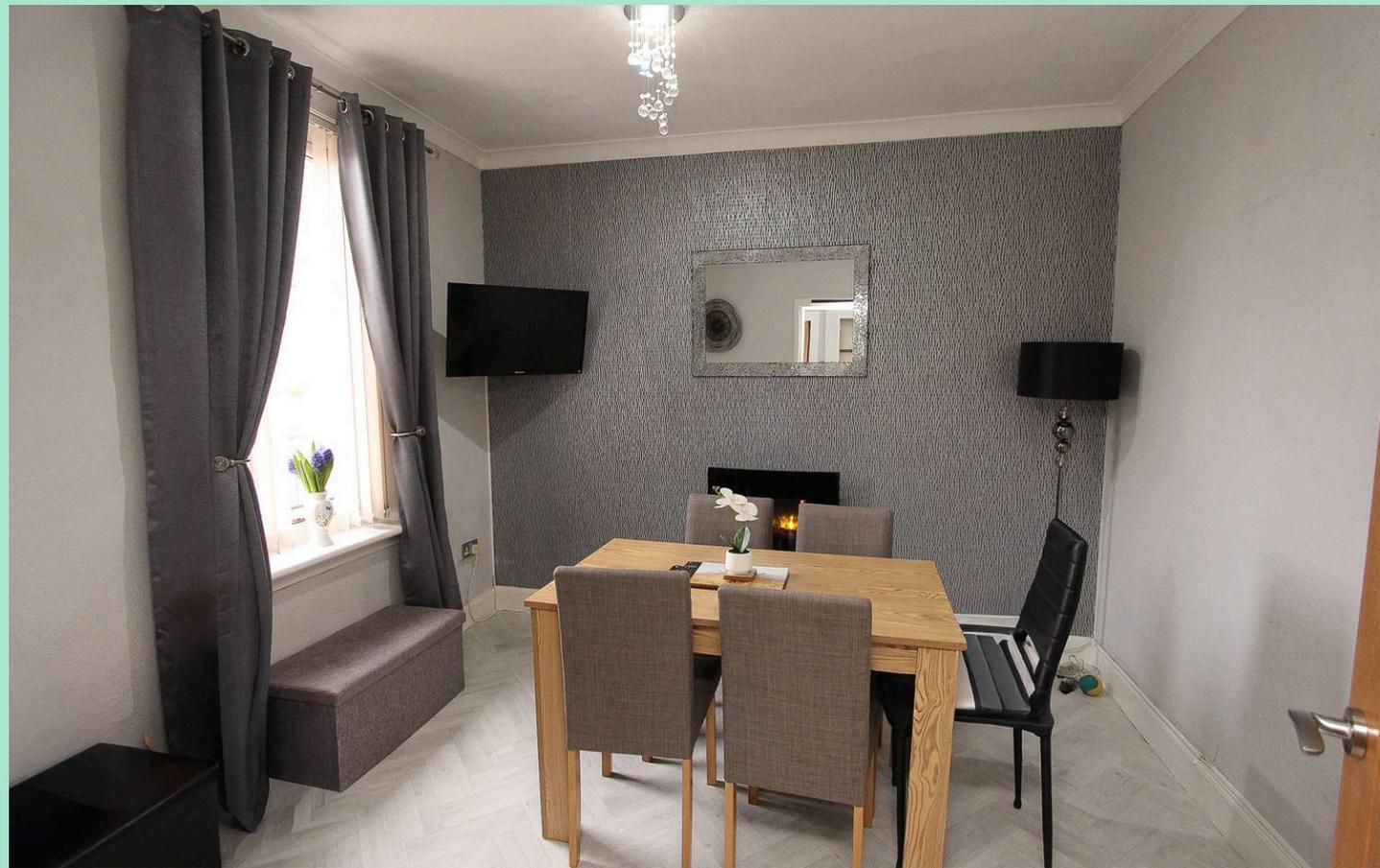
The well-appointed bathroom is fitted with a WHB, WC and a free-standing bath. There is a separate shower cubicle housing an electric shower. CH radiator.

### Bedroom 1

A double aspect bedroom to the front with a CH radiator and a TV point.

### Bedroom 2

A further bedroom with windows to the front and rear. Built-in cupboard, CH radiator and a TV point.



## GARDEN

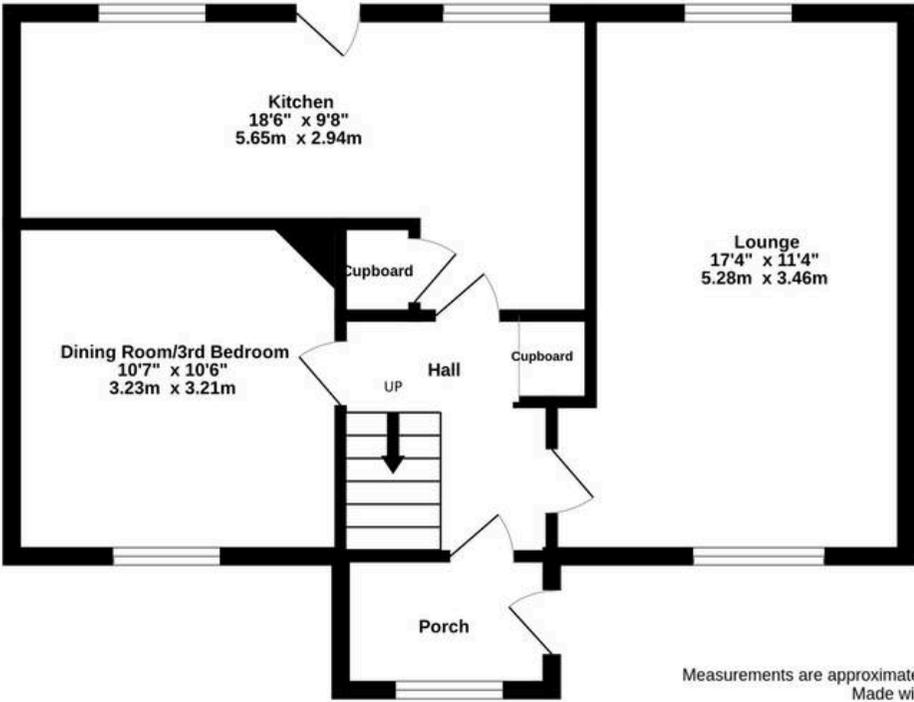
The property is set amidst its own generous area of easily maintained garden ground. The front and side have been finished in resin for ease of maintenance and are set within a low-level wall with metal entrance gates. The rear garden is comprised of an artificial lawn, paved patios and a gravel border. There is a metal garden shed.

## GARAGE

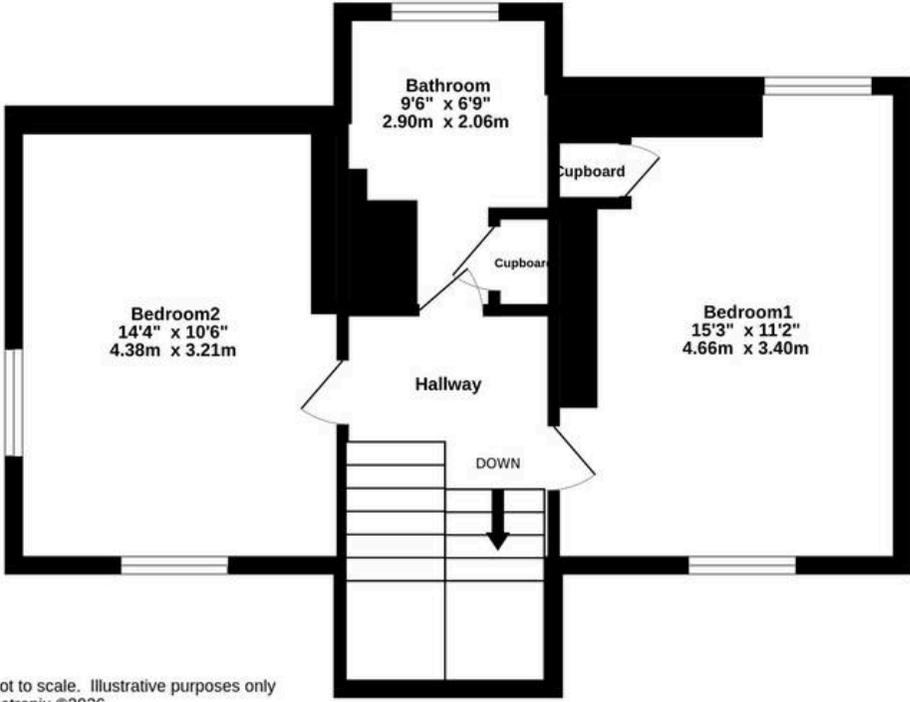
## OFF STREET



Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.





**SWPC**

south west property centre

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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.