

16 Galloway Avenue, Stranraer

DG9 7BH

PRICE: Offers Over £110,000 are invited.

16 Galloway Avenue

Stranraer

It is situated within easy reach of local amenities including general store and primary school while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are located in and around the town centre, approximately one mile distant.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- An extended terraced villa
- Well-proportioned family accommodation over two levels
- Only a short walk from a Primary School
- Fitted kitchen with a range style cooker
- Spacious family bathroom
- Delightful sun lounge to the rear
- Low maintenance garden ground



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This extended three-bedroom terraced villa presents an exceptional opportunity for families seeking well-proportioned accommodation in a desirable location. Arranged over two levels with a thoughtfully designed layout that maximises both space and natural light. The property benefits from a fitted kitchen, complete with a range style cooker. The spacious family bathroom offers a tranquil retreat, finished with contemporary fittings. To the rear, a delightful sun lounge provides a setting for relaxation or entertaining, seamlessly connecting the indoor space with the outdoors. Each of the three bedrooms offer ample storage and flexibility for growing families. Ideally situated just a short walk from a primary school, this home combines every-day convenience with a welcoming community atmosphere.

The property enjoys its own private, low-maintenance garden ground, designed to offer both visual appeal and practicality. The front garden is attractively paved, bordered by mature shrubs that add a touch of greenery and privacy, all set within a low-level wall adorned with decorative railings for a refined finish. To the rear, the enclosed garden features a paved patio area ideal for alfresco dining or morning coffee. A small section of artificial lawn ensures year-round colour and ease of upkeep.



Lounge/Dining Room

A lounge to the front featuring a fire surround housing an electric fire. Laminate flooring, CH radiator and a TV point.

Sun Lounge

A spacious sun lounge to the rear overlooking the garden. French doors to the garden, laminate flooring, recessed spotlights and an electric panel heater.

Kitchen

The kitchen has been fitted with a range of floor and wall-mounted units with granite-style worktops incorporating an asterite sink. There is a range cooker and an extractor hood.

Utility Room

The utility room is fitted with floor and wall-mounted units in white with granite-style worktops. Plumbing for an automatic washing machine.

Landing

The upper landing provides access to the bathroom and bedrooms. Built-in storage cupboard.

Bathroom

The spacious bathroom is fitted with a three-piece suite in white comprising a WHB, WC and a bath. There is a tiled separate shower cubicle with an electric shower. CH radiator.

Bedroom 1

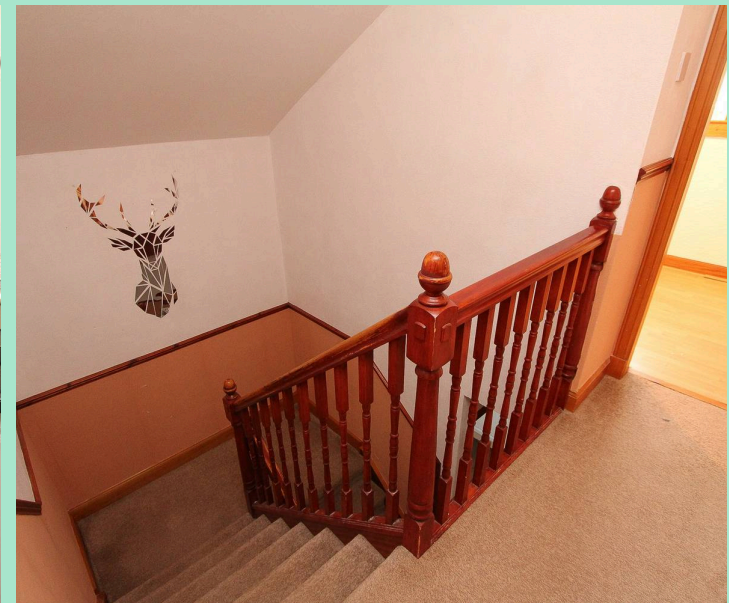
A bedroom to the front with a built-in wardrobe and a CH radiator.

Bedroom 2

A bedroom to the rear with a built-in wardrobe and a CH radiator.

Bedroom 3

A further bedroom to the front with laminate flooring.



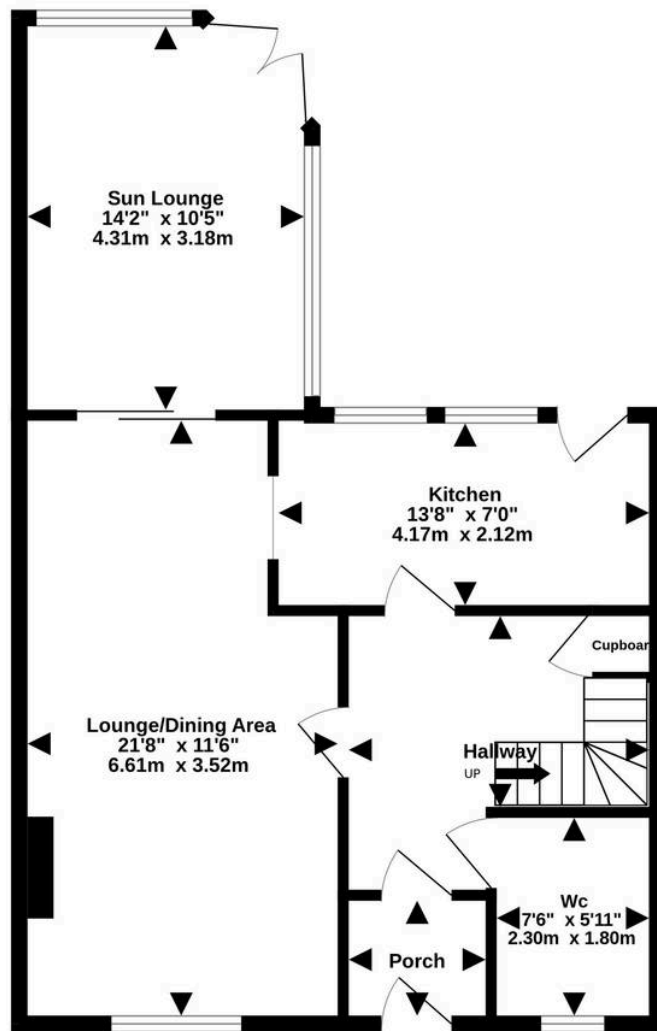
GARDEN

The property has its own low-maintenance garden ground. The front has been paved with mature shrub borders set within a low-level wall with decorative railings. The enclosed rear garden is comprised of a paved patio and a small area of artificial lawn.

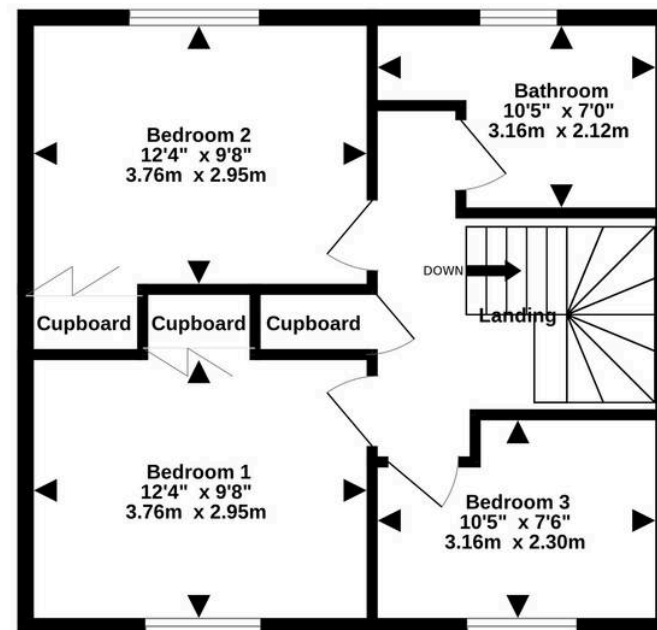
ON STREET



Ground Floor
629 sq.ft. (58.4 sq.m.) approx.

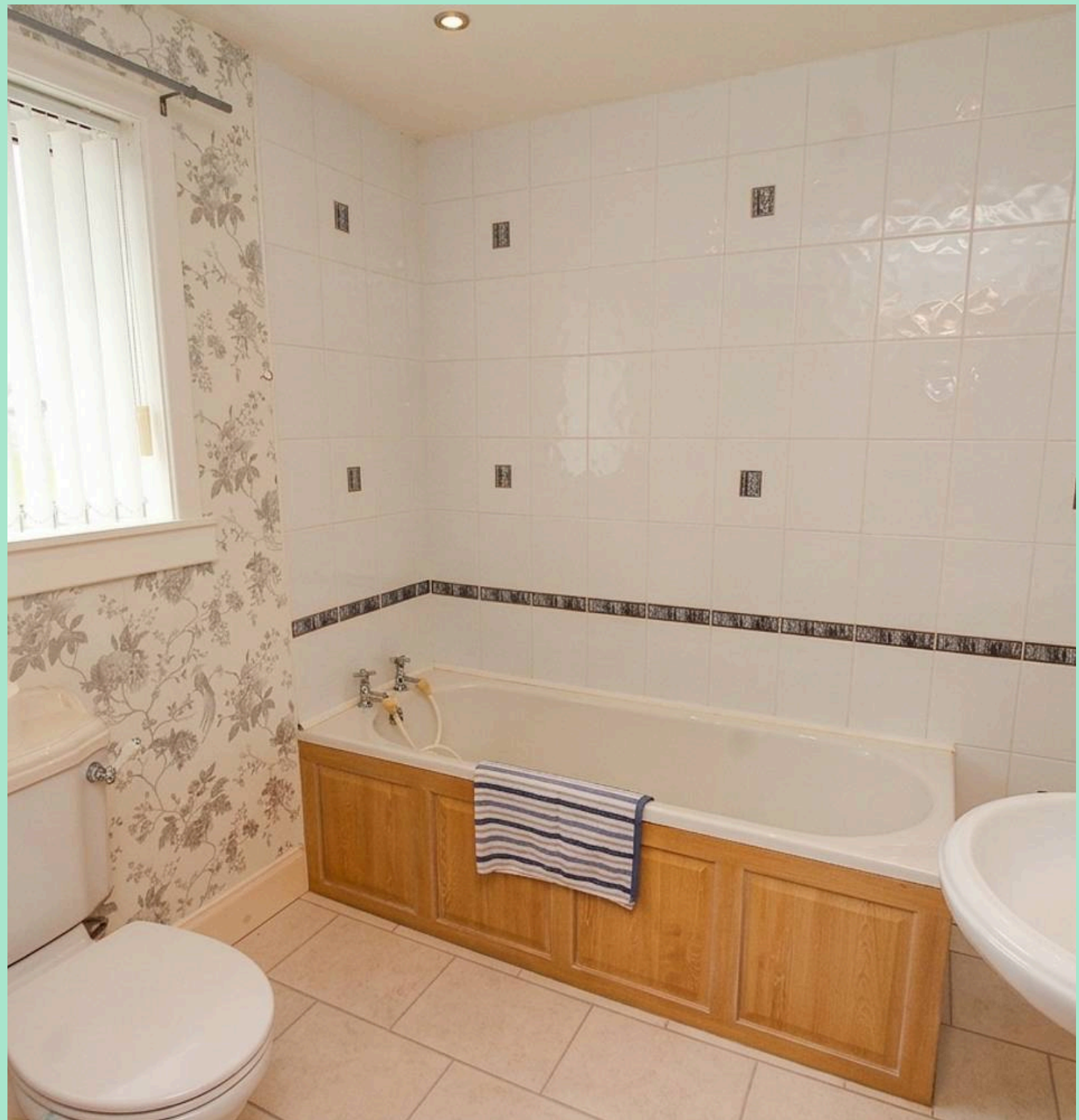


1st Floor
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 sq.m.) approx.
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.





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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.