

**16 Gallowhill Rise, Stranraer**

Stranraer, DG9 7SS

**PRICE: Offers Over £90,000 are invited**



## 16 Gallowhill Rise

Stranraer, Stranraer

Local amenities include a general store, Belmont Primary School and a supermarket, while all major amenities including further supermarkets, healthcare, indoor leisure pool complex and secondary school are all located in and around the town centre approximately one and a half miles distant. There is a town centre and secondary school transport service available from closeby.

Council Tax band: B

EPC Energy Efficiency Rating: D

- Popular residential location
- Well-maintained throughout
- Antique pine 'dining' kitchen
- Modern shower room
- Gas central heating
- Double glazing
- Easily maintained garden
- Off-road parking





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Stranraer, Stranraer

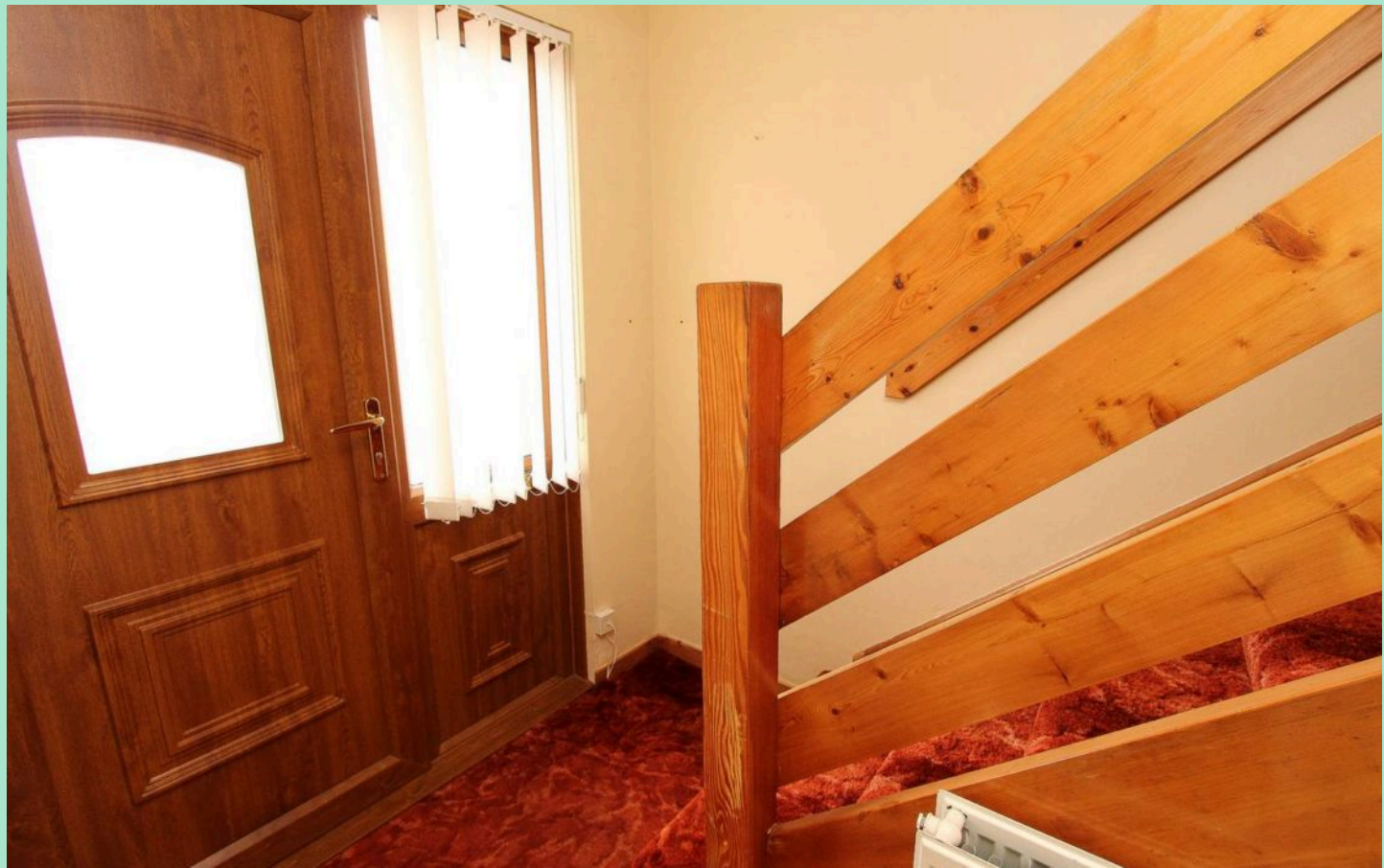
An opportunity arises to acquire a 2-bedroom semi-detached house situated in a popular residential location.

This well-maintained property benefits from an antique pine 'dining' kitchen, modern shower room, gas-fired central heating and uPVC double glazing.

Outside, the property is set amidst its own area of easily maintained garden grounds with the added benefit of off-road parking for multiple vehicles.

The property's location further enhances its appeal, with easy access to a Primary School, convenience store, public transport, and a supermarket just a stone's throw away.

Ideal for the first-time-buyer, this home presents an excellent opportunity to step onto the property ladder and make it your own.





### Hallway

The property is accessed by way of a uPVC storm door with side panel. There is an under-stairs cupboard housing the gas-fired combi boiler. CH radiator.

### Lounge / Diner

An 'L' shaped reception room with windows to the front and rear. There is a wooden fire surround housing an electric fire. CH radiators and a TV point.

### 'Dining' Kitchen

The kitchen is fitted with a range of floor and wall-mounted units with cream worktops incorporating a stainless steel sink. There is an electric cooker and plumbing for an automatic washing machine. CH radiator.

### Landing

The landing provides access to the shower room, bedrooms and a box room. There is a built-in storage cupboard.

### Shower Room

The shower room is fitted with a WHB, WC and corner shower cubicle with an electric shower. CH radiator.

### Bedroom 1

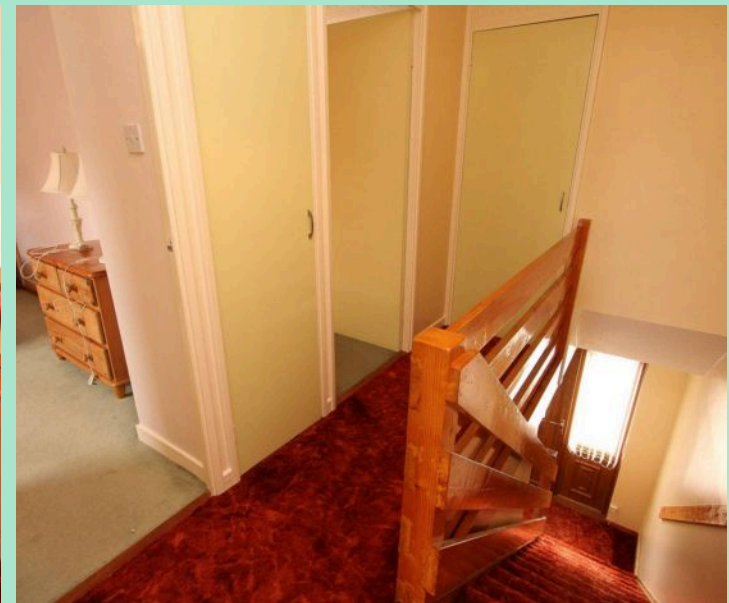
A bedroom to the rear with a CH radiator.

### Bedroom 2

A bedroom to the front with a CH radiator.

### Box Room

A most useful storage room located off the landing.





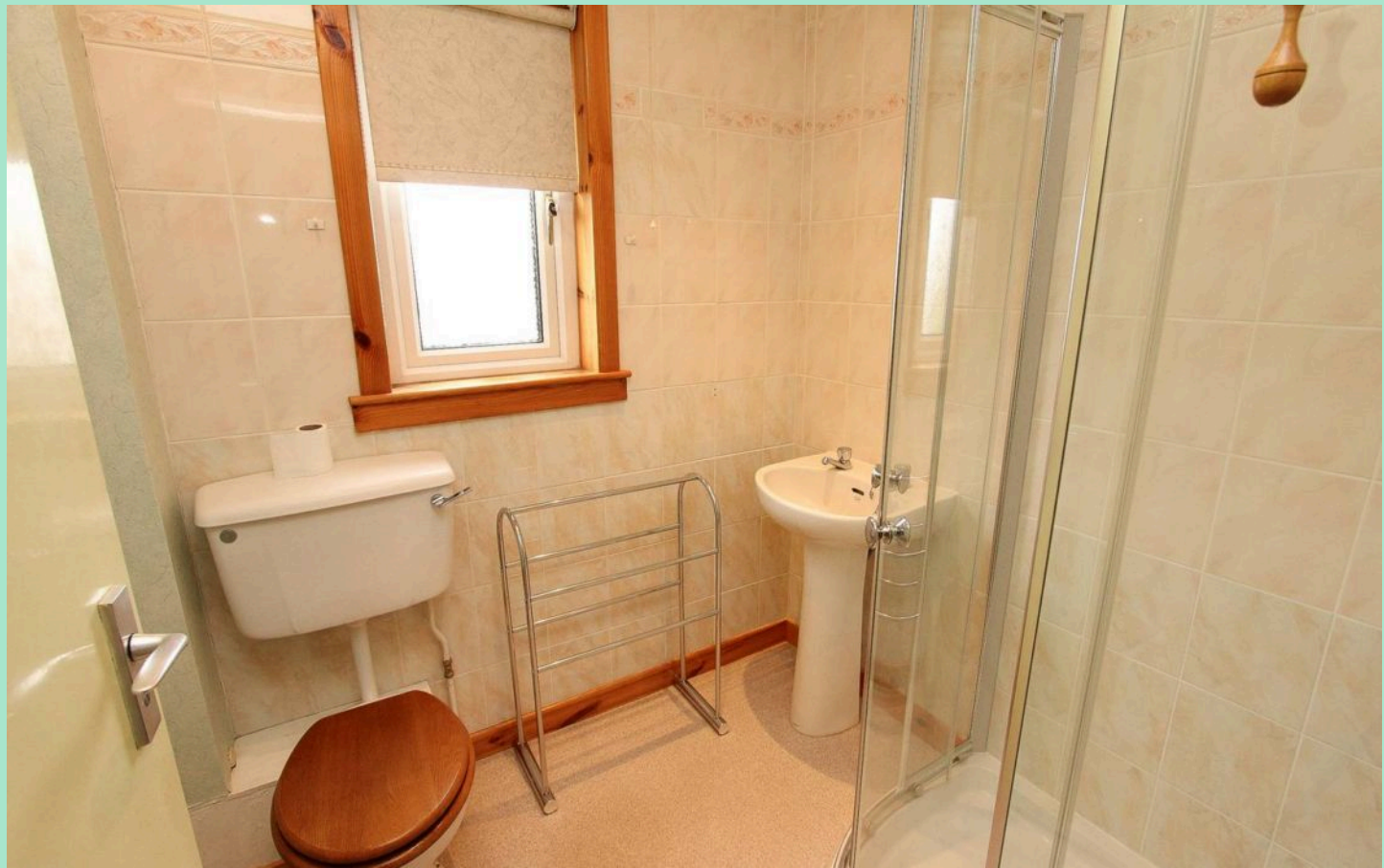
## GARDEN

The property is set amidst its own area of easily maintained garden ground. The front has been laid to quartz gravel, set within a low-level fence. The rear garden has been laid out to a combination of a paved patio with gravel borders.

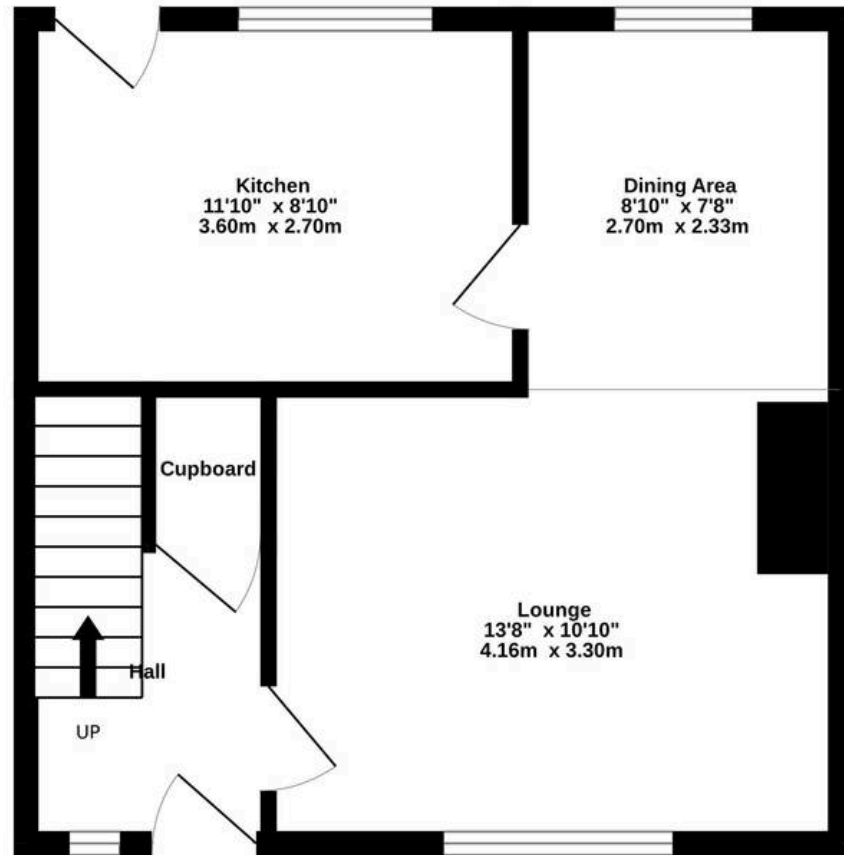
## GARAGE

Single Garage

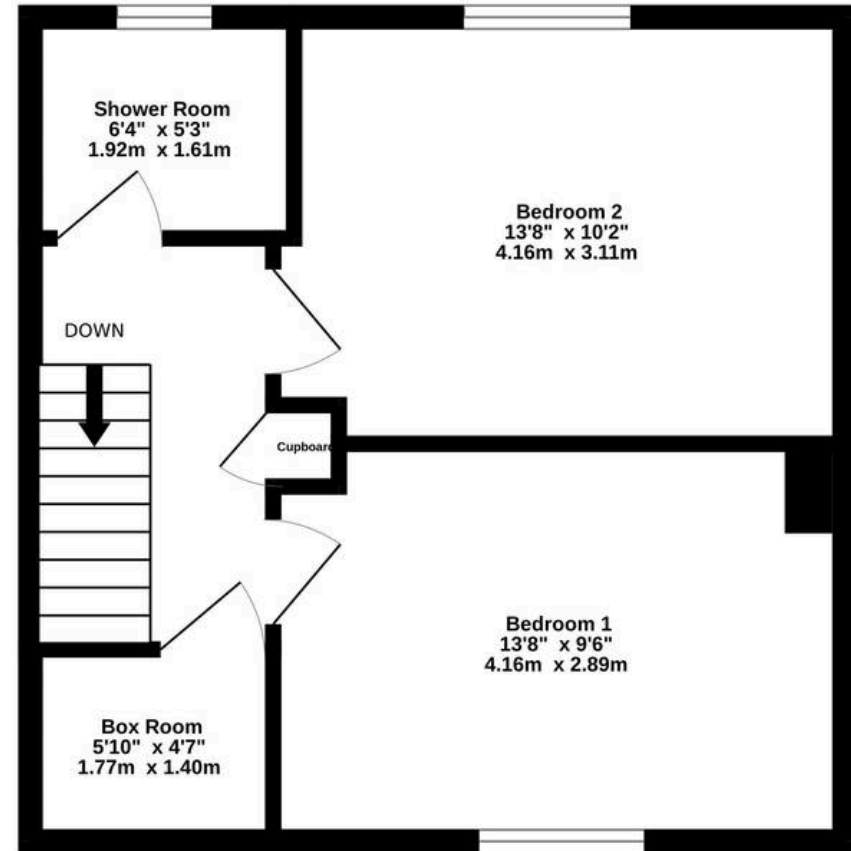
There is a driveway to the side leading to a detached timber garage.



Ground Floor  
376 sq.ft. (34.9 sq.m.) approx.



1st Floor  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.3 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.