



17 Belmont Road, Stranraer

DG9 7AU

PRICE: Offers Over £118,000 are invited

17 Belmont Road

Stranraer, Stranraer

Local amenities include a supermarket, leisure centre complex, convenience store and Belmont primary school, while all major amenities are located in and around the town centre and include further supermarkets, healthcare and secondary school. There is also a town centre and school transport service available from closeby.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Located within a popular residential area
- Close proximity to Belmont Primary School
- Ideally suited to the first time buyer
- Spacious family accommodation over two levels
- Modern 'dining' kitchen
- Modern shower/wet room
- Ground floor WC
- Gas central heating and uPVC double glazing
- Easily maintained garden ground
- Detached garage & off-road parking



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Stranraer, Stranraer

Situated within the heart of a sought-after residential area, this 3-bedroom semi-detached house presents an ideal opportunity for the discerning first-time buyer. Situated in close proximity to Belmont Primary School, this property offers convenient access to educational facilities. Boasting a spacious family layout across two levels, the residence features a modern 'dining' kitchen, a contemporary shower/wet room and a ground floor WC for added convenience.

Of traditional construction under a re-tiled roof the property benefits from gas central heating, uPVC double glazing and external insulation.

The easily maintained garden ground enhances the property's appeal, with a detached garage and off-road parking ensuring practicality and ease of access for residents.



Lounge

A spacious main lounge to the front featuring a wooden fire surround with a tile insert housing a living flame gas fire. CH radiator and TV point.

'Dining' Kitchen

The kitchen is fitted with a range floor and wall-mounted units in cream with contrasting dark brown worktops incorporating a stainless steel sink with a swan neck mixer. There is a ceramic hob, extractor hood, built-in oven, fridge/freezer and an automatic washing machine. CH radiators.

WC

A ground-floor WC comprising a WHB and WC in white. CH radiator.

Shower Room

The shower room is fitted with a modern WHB and WC in white. There is a wet room shower enclosure with a mains shower and waist height screen. Vinyl wall panelling and a CH radiator.

Bedroom 1

A main bedroom to the front with an original tiled fireplace, built-in cupboard and CH radiator.

Bedroom 2

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

Bedroom 3

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



GARDEN

The property is set amidst its own area of garden ground. The front has been laid out to lawn with flower borders and is set within a low level wall. There is a driveway to the side leading to the detached garage. The enclosed, south-facing, rear garden is comprised of a paved patio, lawn and shrub borders.

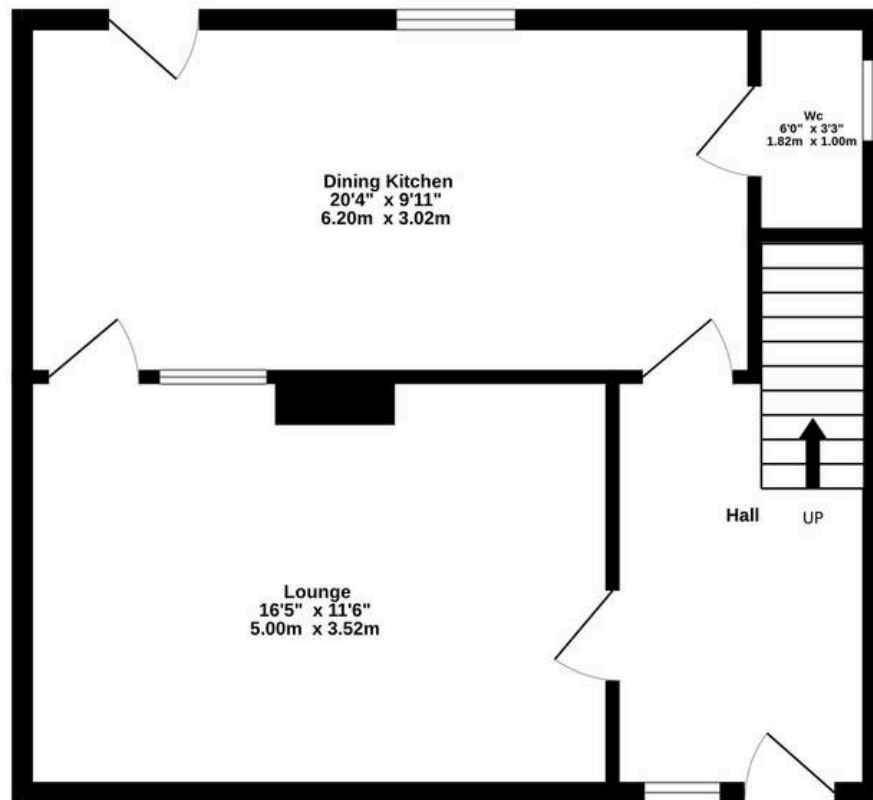
GARAGE

DRIVEWAY

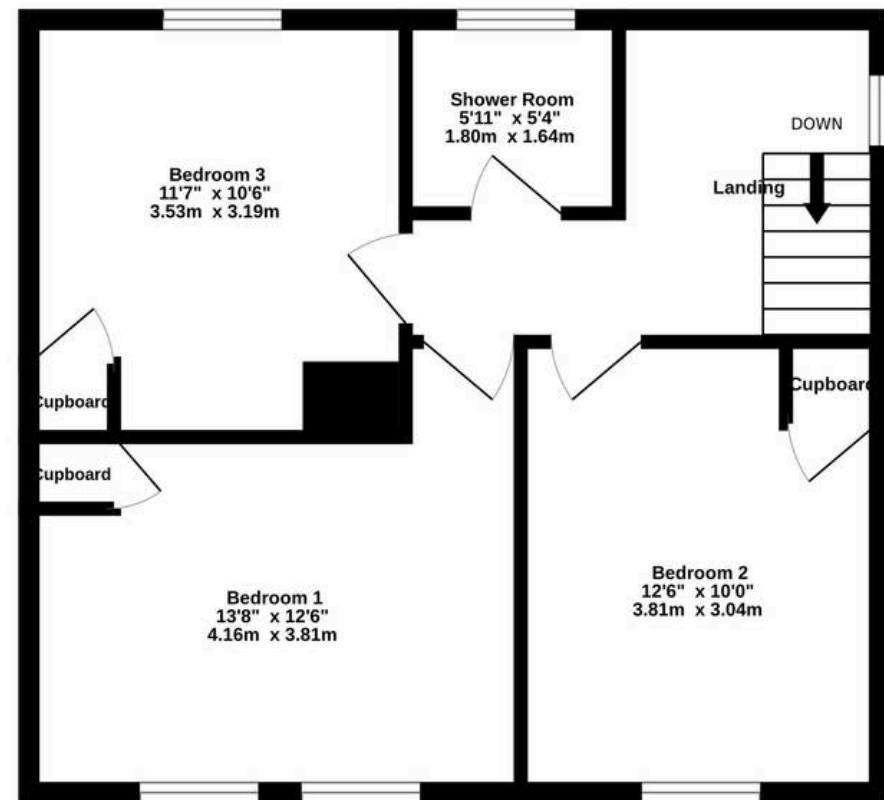
ON STREET



Ground Floor
503 sq.ft. (46.7 sq.m.) approx.



1st Floor
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.3 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.