



25 Ailsa Gait Way

Stranraer DG9 7FG

PRICE: Offers Over £155,000 are invited

25 Ailsa Gait Way

Stranraer

Local amenities within easy reach include a general store and a primary school. All other major amenities, including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in and around the town centre, approximately 1 mile distant. There is a town centre and secondary school transport service available from close by.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- An extended, detached villa
- Popular residential area
- Excellent condition throughout
- Spacious conservatory to the rear
- Splendid kitchen
- Modern bathroom
- Ground floor WC
- Gas central heating and uPVC double glazing
- Low maintenance garden ground
- Off-road parking



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Situated within a popular residential area, this impressive three-bedroom detached villa offers an exceptional opportunity for families and professionals alike.

Presented in excellent condition throughout, the home has been thoughtfully extended to provide generous and versatile conservatory to the rear.

The ground floor welcomes you with a bright entrance hall and a convenient WC, leading through to a lounge/diner that is both stylish and highly functional. The spacious conservatory to the rear creates a wonderful additional reception area, bathed in natural light and ideal for relaxing or hosting gatherings. Upstairs, you will find three bedrooms, all tastefully decorated, and a modern family bathroom featuring contemporary fixtures and fittings. The property benefits from gas central heating and uPVC double glazing, ensuring warmth and energy efficiency year-round.



Outside, the property is set amidst its own generous area of low-maintenance garden ground, designed for ease of upkeep and maximum enjoyment. To the front, the garden has been thoughtfully arranged with gravel and paved driveways, providing ample off-road parking for multiple vehicles. A paved driveway leads to an integral garage, which is equipped with an up and over door, a rear service door, power, and light, offering both convenience and secure storage. An additional driveway on the right-hand side of the property further enhances the parking options. The enclosed rear garden is equally low maintenance, laid out with gravel and paved patios that create inviting spaces for outdoor dining or relaxation.

Hallway

The property is accessed by way of a uPVC storm door. CH radiator.

Lounge

A lounge to the front with hardwood flooring, recessed lighting, a CH radiator and a TV point. The dining area is laid out in an open plan basis with the lounge and has hardwood flooring, recessed lighting, a CH radiator and French doors leading to the conservatory.

Conservatory

A spacious conservatory to the rear with French doors leading to the garden.

Kitchen

The kitchen is fitted with a range of floor and wall-mounted units in light grey with granite-style worktops incorporating a stainless steel sink. There is a gas hob, extractor hood, built-in oven and plumbing for an automatic washing machine. CH radiator.

WC

A ground floor WC comprising a WHB and WC in white. Heated towel rail.



Landing

The landing provides access to the family bathroom and the bedrooms. CH radiator and a built-in cupboard.

Bathroom

The bathroom is fitted with a three-piece suite in white comprising a WHB, WC and bath with an electric shower over. Ceramic wall tiles and a heated towel rail.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

A further bedroom to the rear with a TV point and a CH radiator.

Garden

The property is set amidst its own generous area of low-maintenance garden ground. The front has been laid out with gravel and paved driveways for off-road parking. The enclosed rear garden has also been laid out with gravel and paved patios for ease of maintenance.

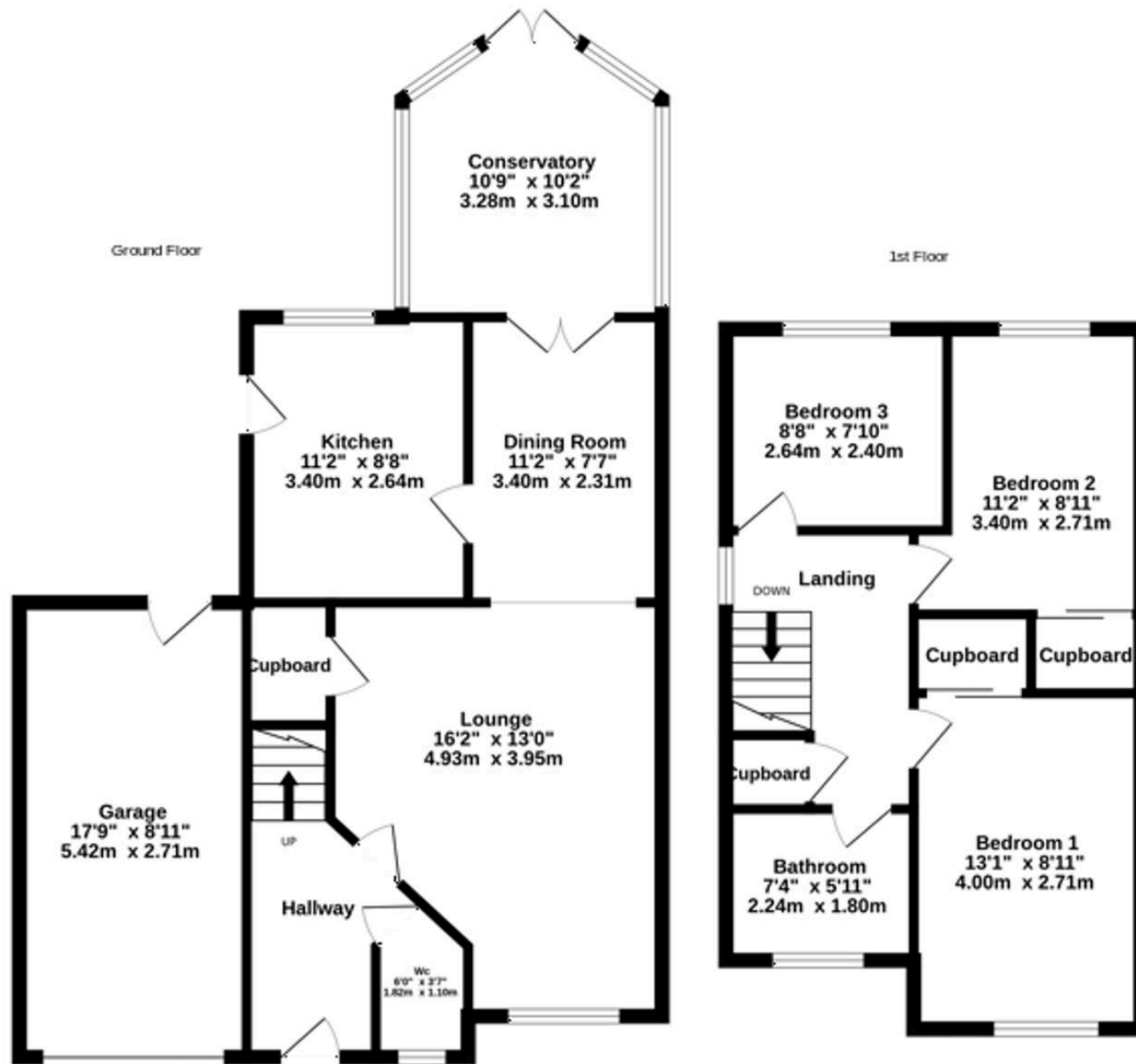
GARAGE

Single Garage

There is a paved driveway leading to a garage. The garage has an up & over door to the front, a rear service door, power and light. There is an additional driveway on the right-hand side of the property.

DRIVEWAY





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.





South West Property Centre Ltd

South West Property Centre, Charlotte Street - DG9 7ED

01776 706147

property@swpc.co.uk

www.southwestpropertycentre.co.uk



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.