



25 Queens Drive, Stranraer

DG9 0DH

PRICE: Offers Over £115,000 are invited

25 Queens Drive

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 a half mile distant. There is also a town centre and secondary school transport service available from closeby.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A well-proportioned semi-detached family villa
- Pleasant views over open parkland
- Newly installed 'dining' kitchen
- Newly installed bathroom
- New internal doors
- New decor and floor coverings throughout
- Gas central heating and uPVC double glazing
- Re-tiled roof and external insulation
- Easily maintained garden ground



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Situated within a popular residential area, this well-proportioned three-bedroom semi-detached family villa presents an exceptional opportunity for those seeking comfort, style, and convenience. The home enjoys delightful views over open parkland to farmland beyond.

Step inside to discover a newly installed dining kitchen, thoughtfully designed for both culinary pursuits and entertaining. The newly fitted bathroom features contemporary fixtures, while new internal doors, fresh decor, and new floor coverings throughout add a sense of refinement and freshness. Of traditional construction under a re-tiled roof, the property also benefits from central heating, uPVC double glazing, and external insulation, ensuring warmth and energy efficiency year-round.

Outside, the property is set amidst its own easily maintained garden ground.

With its blend of modern upgrades, charming outlooks, and easily maintained gardens, this property stands as a truly desirable home in a sought-after location ideally suited to families and first-time buyers alike.



Hallway

The property is accessed by way of a uPVC storm door with a double glazed side panel. There is a cupboard housing the electric meter, laminate flooring and a CH radiator.

Lounge

A spacious main lounge to the front with an open view over parkland to farmland beyond. There is a decorative fire surround housing an electric fire, CH radiator and a TV point.

'Dining' Kitchen

The kitchen has recently been fitted with a range of contemporary floor and wall-mounted units with granite style worktops incorporating a stainless steel sink with a swan neck mixer. There is an electrical cooker point, plumbing for an automatic washing machine, plumbing for a dishwasher and under-counter space for a tumble dryer. Recessed lighting, laminate flooring and a CH radiator.

Landing

The landing provides access to the bedrooms and the bathroom.

Bathroom

The bathroom has recently been fitted with a three-piece suite in white comprising a WHB, WC and a bath with an electric shower over. Vinyl wall panneling and a CH radiator.

Bedroom 1

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

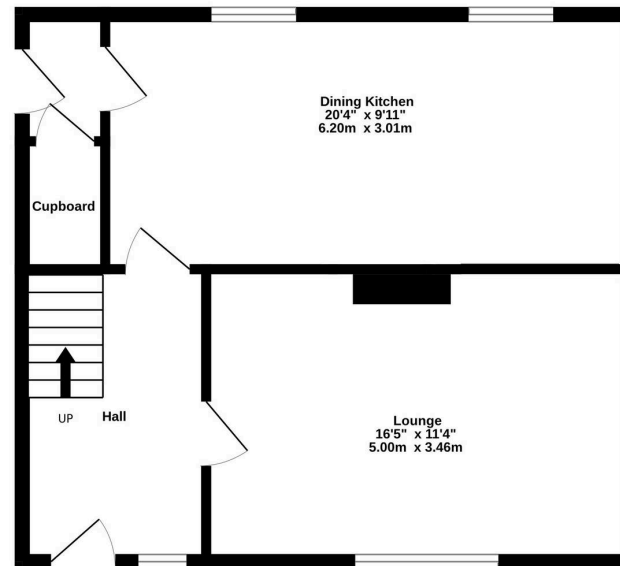
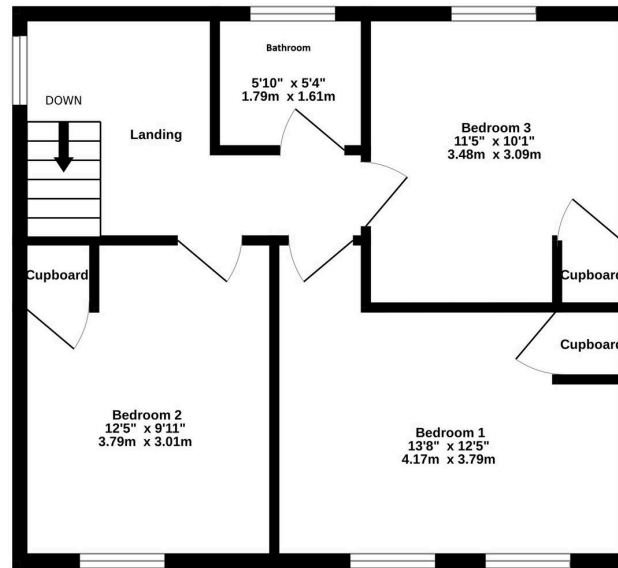
Garden

The property is set amidst its own area of garden ground. The front has been laid out to lawn with paved pathways to the front and side door. The rear garden has also been laid out to lawn with some mature shrubs and trees.

ON STREET



1st Floor
501 sq.ft. (46.5 sq.m.) approx.



Ground Floor
496 sq.ft. (46.1 sq.m.) approx.

TOTAL FLOOR AREA : 997 sq.ft. (92.6 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.