



25 Royal Avenue, Stranraer

DG9 8ET

Offers Over £185,000 are invited.

25 Royal Avenue

Stranraer

Local amenities within easy reach include a supermarket, Stair Park, primary/secondary schooling, and a small hotel, while all major amenities, including healthcare, an indoor leisure pool complex, and a full range of shops are located in and around the town centre, approximately 500yards distant.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Fully renovated and extended, semi-detached bungalow
- Located only a short walk from the town centre and the seafront
- In immaculate condition throughout
- Splendid 'dining' kitchen and a generous utility room
- Luxury family bathroom
- New internal woodwork and doors
- Gas central heating and uPVC double glazing
- New tiled roof and a full rewire
- Low maintenance garden ground
- Ample off-road parking



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Presenting an exceptional opportunity to acquire a fully renovated and thoughtfully extended two-bedroom, semi-detached bungalow, perfectly positioned just a short stroll from both the vibrant town centre and the picturesque seafront. This superb home has been finished to an impeccable standard and is in excellent condition throughout, offering a harmonious blend of contemporary style and comfort. Step inside to discover a splendid dining kitchen, beautifully designed for both every-day living and entertaining, complemented by a generous utility room that adds to the practicality of the home. The luxury family bathroom has been appointed with high-quality fittings, providing a touch of indulgence. Throughout the property, new internal woodwork and doors lend a refined finish, while modern upgrades such as gas central heating, uPVC double glazing, a new roof, and a full rewire ensure peace of mind and energy efficiency. Every detail has been considered to create an inviting and move-in ready home, with well-proportioned rooms that are filled with natural light.



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The outside space has been designed for both convenience and enjoyment, featuring low-maintenance garden ground that allows you to make the most of your leisure time. The front garden combines tarmac and a concrete driveway, framed by a smart low-level wall, creating a welcoming approach and enhancing kerb appeal. To the rear, a private patio garden offers a spot for relaxing or al fresco dining, easily accessed from both the hallway and the rear sitting room, making it ideal for indoor-outdoor living. Ample off-road parking is provided by a dedicated concrete driveway, accommodating multiple vehicles with ease.

Hallway

The entrance porch is accessed by way of a uPVC storm door. There is a glazed interior door leading to the extensive hallway. Access to the loft by way of a pull-down loft ladder. CH radiator.

Lounge

A main lounge with a bay window to the front featuring a wooden fire surround with a granite-style insert and hearth housing a gas fire. Display recess with a cupboard below, CH radiator and a TV point.



'Dining' Kitchen

The kitchen is fitted with a full range of shaker design floor and wall-mounted units with woodgrain style worktops incorporating a stainless steel sink with a swan neck mixer. There is a gas hob, an extractor hood, a built-in oven, and an integrated fridge-freezer. Built-in cupboard housing the central heating boiler. CH radiator and a TV point.

Utility Room

A generous utility room fitted with a range of contemporary floor and wall-mounted units with ample work surfaces incorporating an asterite sink with a swan neck mixer. There is plumbing for an automatic washing machine and under-counter space for a tumble dryer. CH radiator.

Bathroom

A spacious, very well-appointed family bathroom fitted with a WHB, WC and a bath. There is a large low-threshold shower cubicle with a mains shower fitted. Vinyl wall panelling, wall mirror with LED lighting, recessed lighting and a CH radiator.

Sitting Room

A sitting room to the rear with French doors leading to the patio garden. A wall-mounted TV point and a CH radiator. Off the sitting room, there is a workroom/home office.

Bedroom 1

A double bedroom to the front with a CH radiator.

Bedroom 2

A double bedroom to the rear with a CH radiator.



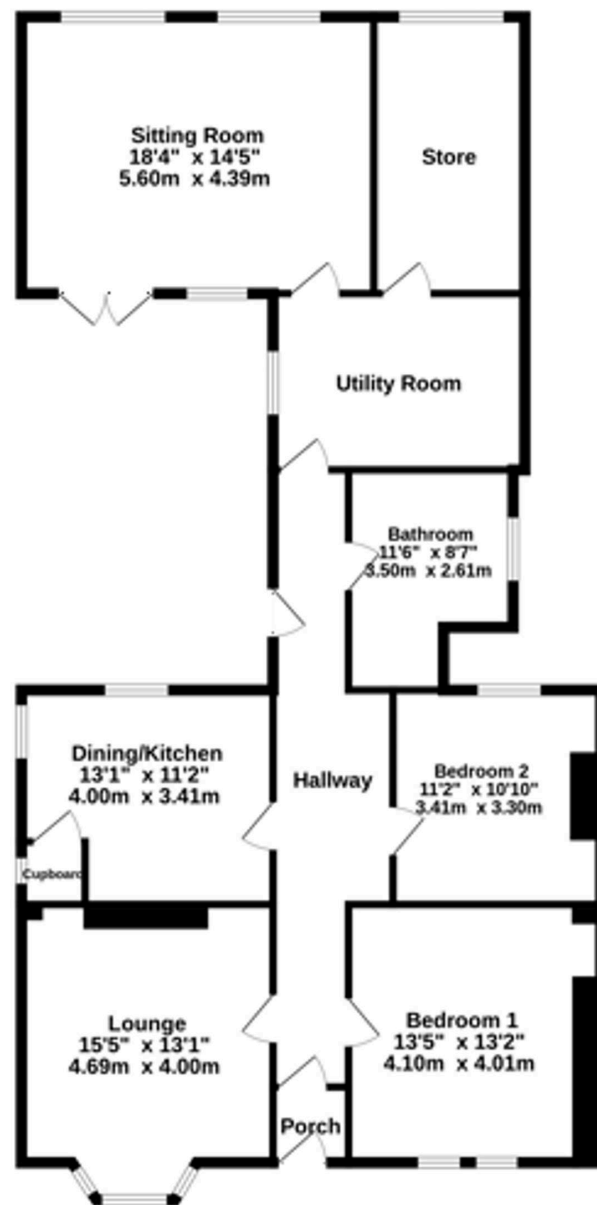
GARDEN

The property is set amidst its own low-maintenance garden ground. The front has been laid out in a combination of tarmac and a concrete driveway set within a low-level wall. To the rear there is an area of private patio garden which can be accessed by way of the hallway and the rear sitting room.

DRIVEWAY



Ground Floor
1362 sq.ft. (126.5 sq.m.) approx.



TOTAL FLOOR AREA : 1362 sq.ft. (126.5 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.