

SWPC
south west property centre

28 Belmont Road

Stranraer DG9 7AT

Offers Over £120,000 are invited

28 Belmont Road

Stranraer

Belmont Road is situated within an established residential area towards the southern side of Stranraer, conveniently positioned for local amenities and schooling, including Belmont Primary School. The town centre is within easy reach and offers a range of independent shops, supermarkets, healthcare facilities, primary and secondary schooling, and leisure facilities. Stranraer also benefits from a seafront location overlooking Loch Ryan, with Agnew Park, public transport connections and further recreational facilities available within the town.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Three-bedroom semi-detached former local authority property
- Spacious lounge
- Generously proportioned dining kitchen
- Three first-floor bedrooms
- First-floor shower room
- Double glazing and central heating
- Generous off road parking
- Enclosed rear garden with lawn and paved seating areas
- Substantial timber outbuilding providing additional storage
- Established residential location within Stranraer



Located within an established residential area of Stranraer, this three-bedroom semi-detached former local authority property offers well-proportioned accommodation over two floors, together with generous garden grounds, off-road parking and a detached garage.

The ground floor accommodation comprises an entrance porch, hallway, spacious lounge and a generously proportioned dining kitchen with fitted units, integrated cooking appliances and ample space for a dining table. The first floor provides three bedrooms, two with built-in storage cupboards, and a shower room fitted with a WC, wash-hand basin and shower enclosure.

The property benefits from double glazing and central heating.

Externally, the front garden has been laid out with decorative gravel and is enclosed by a low-level boundary wall. A driveway to the side provides off-road parking. The enclosed rear garden comprises a lawn, extensive paved areas and a raised patio, along with a substantial timber outbuilding providing useful additional storage. A detached garage offers further storage or vehicle accommodation.



Hallway
Accessed via a UPVC entrance door with glazed side panel. The hallway has grey wood-effect flooring, a radiator and staircase leading to the first floor. Access is provided to the lounge and dining kitchen, with a useful understairs storage cupboard.

Lounge
16' 2" x 11' 2" (4.93m x 3.40m)
A well-proportioned, front-facing lounge with a large window providing natural light. The room benefits from grey wood-effect flooring, a radiator, decorative coving, a contrasting feature wall and wall-mounted shelving. Accessed from the hallway via a glazed internal door.

Dining Kitchen
20' 1" x 9' 11" (6.13m x 3.03m)
A spacious dining kitchen fitted with a range of wood-effect floor and full-height units, complemented by dark worktops. Incorporates a stainless steel sink with drainer, electric hob, integrated oven and space for additional appliances. Further benefits include two windows providing natural light, wall-mounted boiler, grey wood-effect flooring, radiators and ample space for a dining table. An external door provides access to the rear of the property.

Bedroom
12' 4" x 9' 7" (3.75m x 2.92m)
A well-proportioned double bedroom with a window providing natural light, neutral wall finishes, fitted grey carpeting, central heating radiator and built-in storage cupboard.

Bedroom
13' 7" x 12' 4" (4.13m x 3.75m)
A well-proportioned double bedroom with two windows allowing natural light into the room, a central heating radiator and ample space for bedroom furniture. The room would benefit from some cosmetic redecoration.







Bedroom
11' 5" x 10' 8" (3.47m x 3.25m)
A well-proportioned bedroom with a window providing natural light, fitted grey carpeting, a contrasting feature wall and neutral décor. Ample space for bedroom furniture.

Shower Room
6' 0" x 5' 5" (1.83m x 1.66m)
Fitted with a WC, wash hand basin set within a wood-effect vanity unit providing storage, and a shower enclosure with glazed screen and wet wall panelling. Obscure glazed window providing natural light and privacy. Wall-mounted radiator.

Garden

Generous rear garden comprising a well-maintained lawn, extensive paved and concrete areas, and a raised patio with steps providing an additional seating area. A substantial timber outbuilding offers useful storage or workshop space. The garden is enclosed by a combination of fencing and boundary walls, with mature trees and shrubs to the rear.

OFF STREET







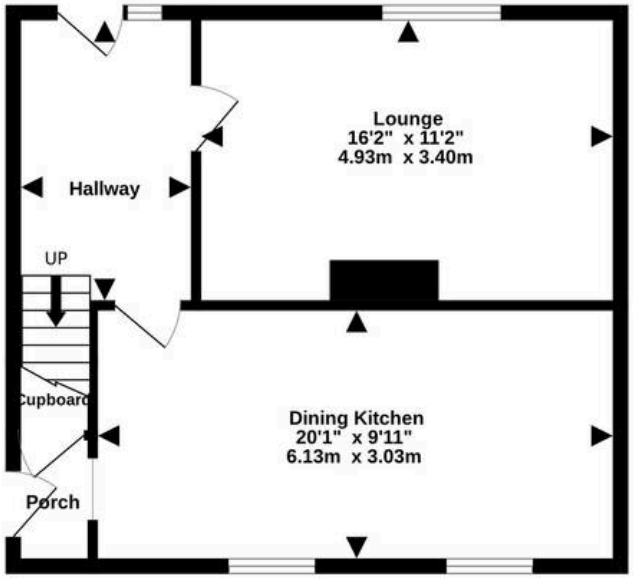


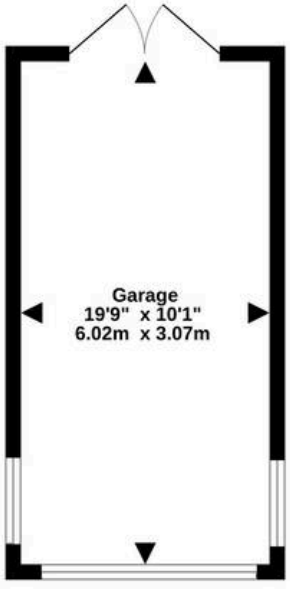




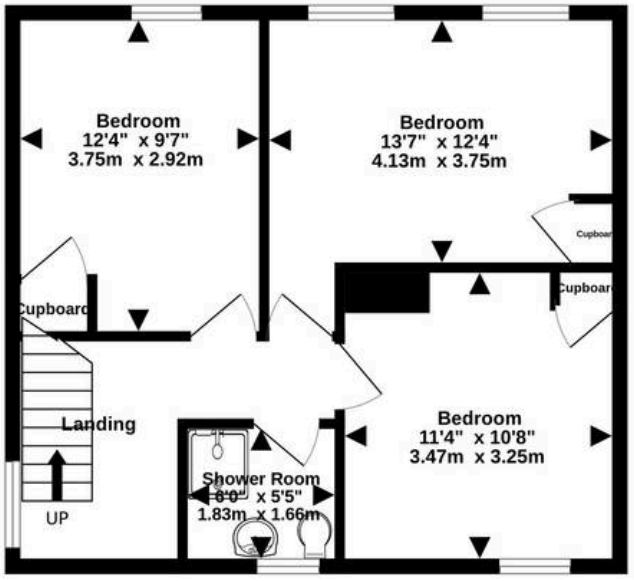


Ground Floor
680 sq.ft. (63.2 sq.m.) approx.





1st Floor
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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The Property Ombudsman

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