

31 Nursery Avenue, Stranraer

DG9 0BT

PRICE: Offers Over £100,000 are invited

31 Nursery Avenue

Stranraer, Stranraer

The property is of traditional construction under a tiled roof and is situated adjacent to other 'right to buy' residential units of similar style. It is set within its own easily maintained area of garden ground. Local amenities within easy reach include general store and primary school while all major amenities are to be found in and around the town centre and include supermarkets, healthcare, indoor leisure pool complex and secondary school. There is also a town centre and school transport service available from close by. This is an ideal first home and viewing is to be recommended.

Council Tax band: B

Tenure: Freehold

- Spacious terraced property
- Ideal first time purchase
- Three bedrooms
- Gas fired central heating
- Full UPVC double glazing
- Fully enclosed garden grounds
- Walk in condition
- Potential buy to let investment

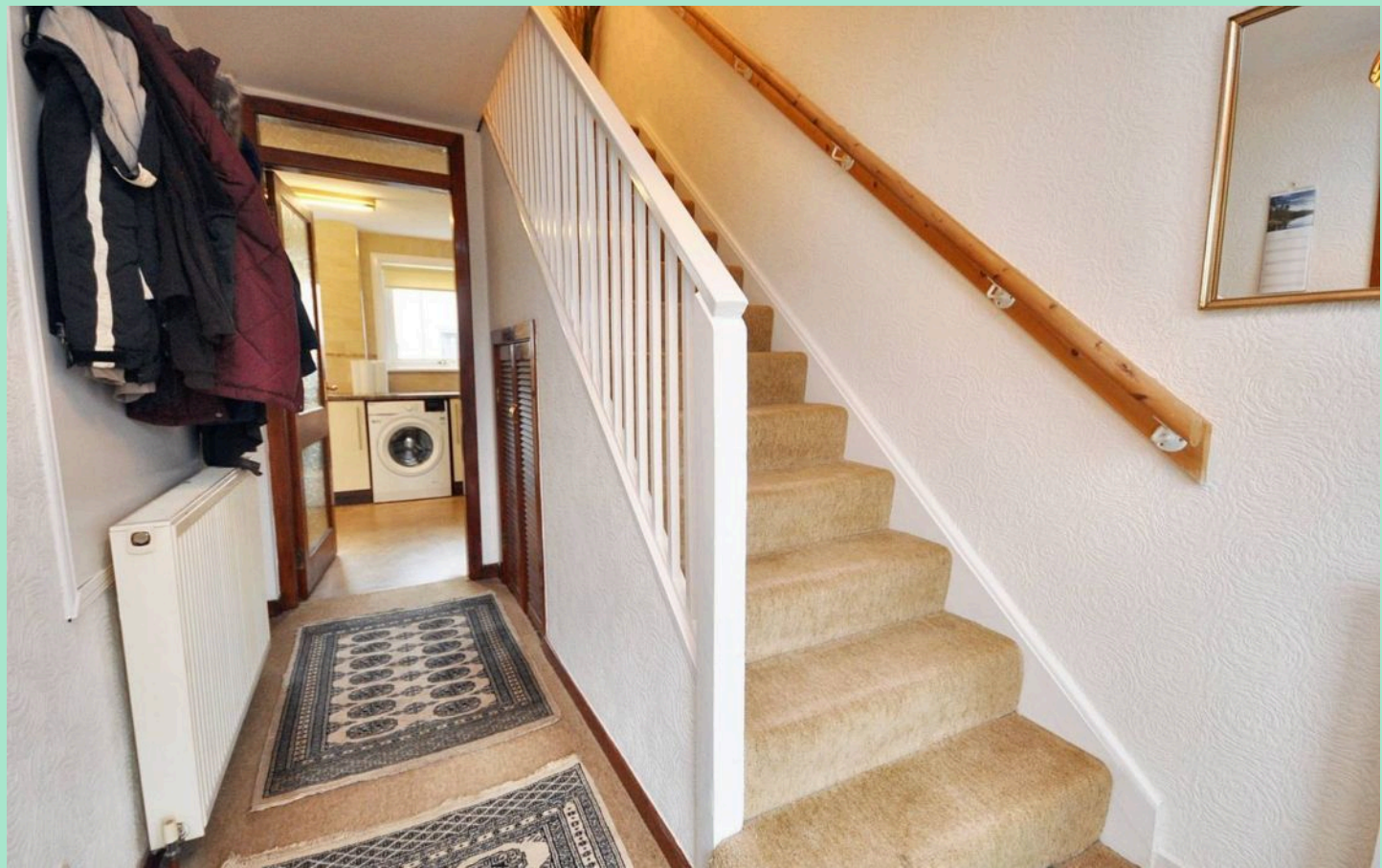


31 Nursery Avenue

Stranraer, Stranraer

Introducing this charming 3-bedroom terraced house, an ideal first-time purchase awaits. Boasting a spacious interior, this property features gas-fired central heating, full UPVC double glazing, and a fully enclosed garden, presenting an enticing opportunity for those seeking a walk-in condition home or a potential buy-to-let investment. With three bedrooms offering ample accommodation, this residence is sure to impress with its practicality and comfort.

Sliding patio doors lead to the fully enclosed rear garden, featuring a generous paved patio area, gravel border, and convenient timber shed. Paved steps beckon towards the rear pedestrian access, all enclosed within timber boundary fencing. The front entrance is equally welcoming, accessible through fully enclosed grounds with concrete steps and pathway, complemented by a generous tiered gravel border and brick-built boundary wall.



Hallway

Bright and spacious hallway with front entrance via UPVC storm door with double glazed panel giving access to full ground level accommodation. Central heating radiator as well as under stairs storage with stairs giving access to upper level accommodation.

Lounge

14' 11" x 13' 9" (4.55m x 4.20m)

Generous sized lounge to front of property with large double glazed window providing front outlook as well as feature gas fire and central heating radiator. Access to rear dining area glazed panel door as well as designated TV point.

Kitchen/ Dining Area

20' 8" x 9' 0" (6.30m x 2.75m)

Fully installed kitchen to the rear fitted with both floor and wall mounted units comprising of integrated stainless steel sink with mixer tap, integrated electric fan oven and ceramic hob as well as integrated dishwasher. Plumbing for washing machine as well as access to wall mounted central heating boiler. Two double glazed windows as well as open plan access to rear dining area with central heating radiator and UPVC sliding patio doors giving rear outside access to garden grounds.

Landing

Stairs leading up to open landing giving access to upper level accommodation with central heating radiator and generous built in storage.

Bathroom

9' 10" x 5' 11" (3.00m x 1.80m)

Bright and modern bathroom on the upper level comprising of fitted bath as well as separate WHB and WC. Fitted through out with splash panel boarding as well as separate walk in shower cubicle. Double glazed window and central heating radiator.



Bedroom

10' 6" x 9' 2" (3.20m x 2.80m)

Spacious double bedroom on the upper level to rear of property with large double glazed window providing rear outlook as well as central heating radiator and generous built in storage.

Bedroom

12' 8" x 10' 8" (3.85m x 3.25m)

Spacious master double bedroom on the upper level to front of property with large double glazed window providing front outlook as well as central heating radiator and generous built in storage.

Bedroom

9' 8" x 9' 4" (2.95m x 2.85m)

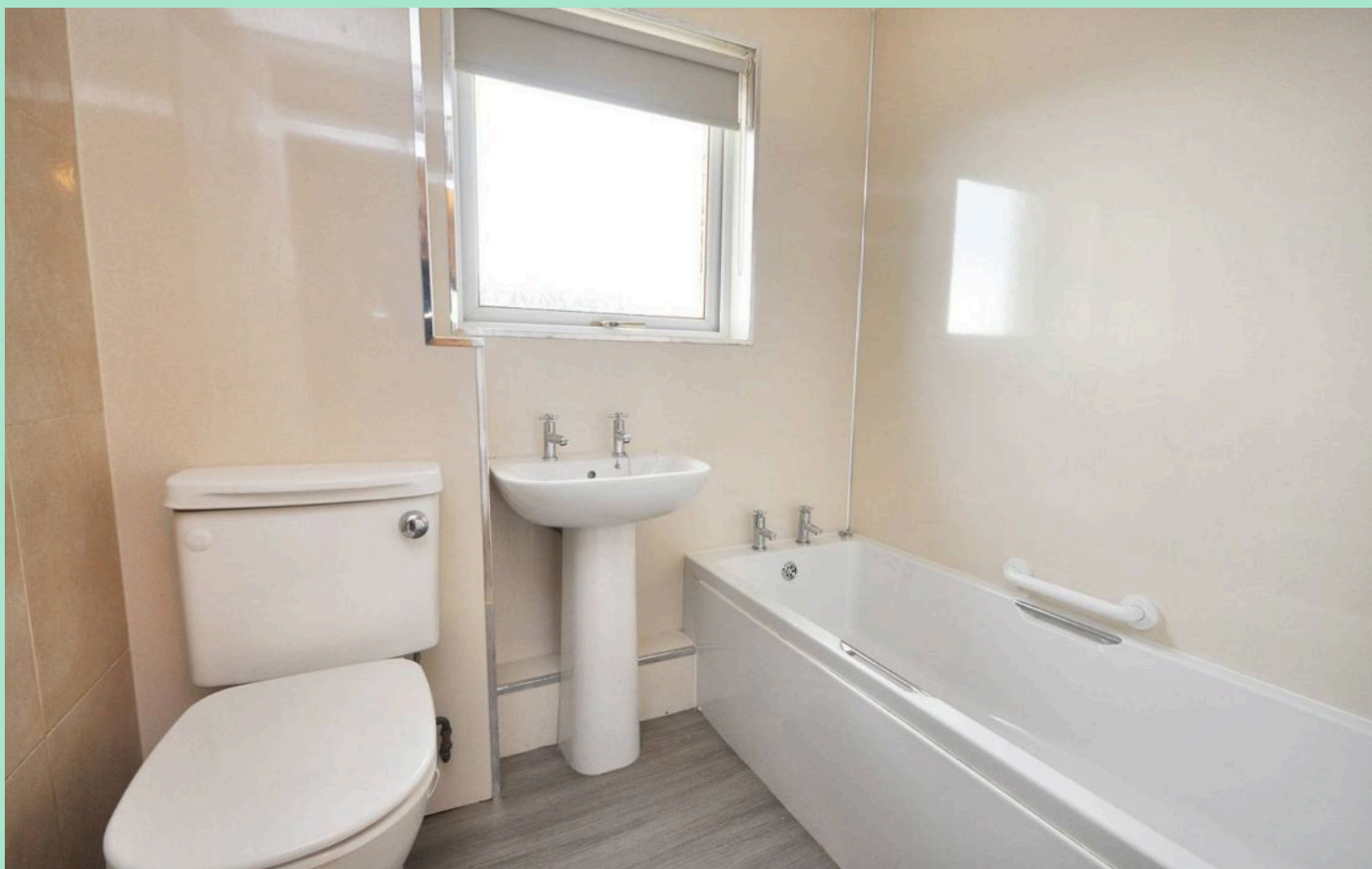
Well proportioned third bedroom on the upper level to front of property with double glazed window providing front outlook as well as central heating radiator and generous built in storage.

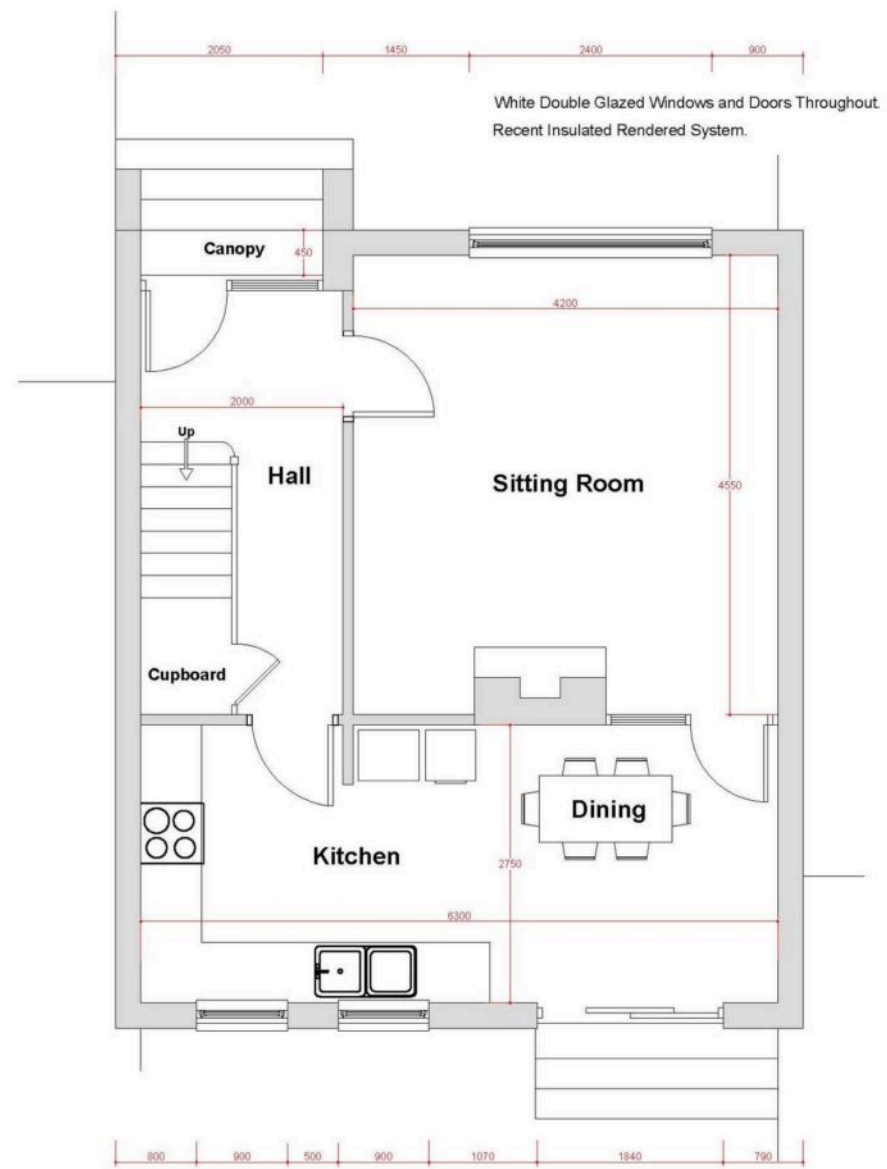
Rear Garden

Sliding patio doors giving access to fully enclosed rear garden grounds comprising of generous paved patio area with gravel border and paved steps leading to timber shed and rear pedestrian access surrounded by timber boundary fencing.

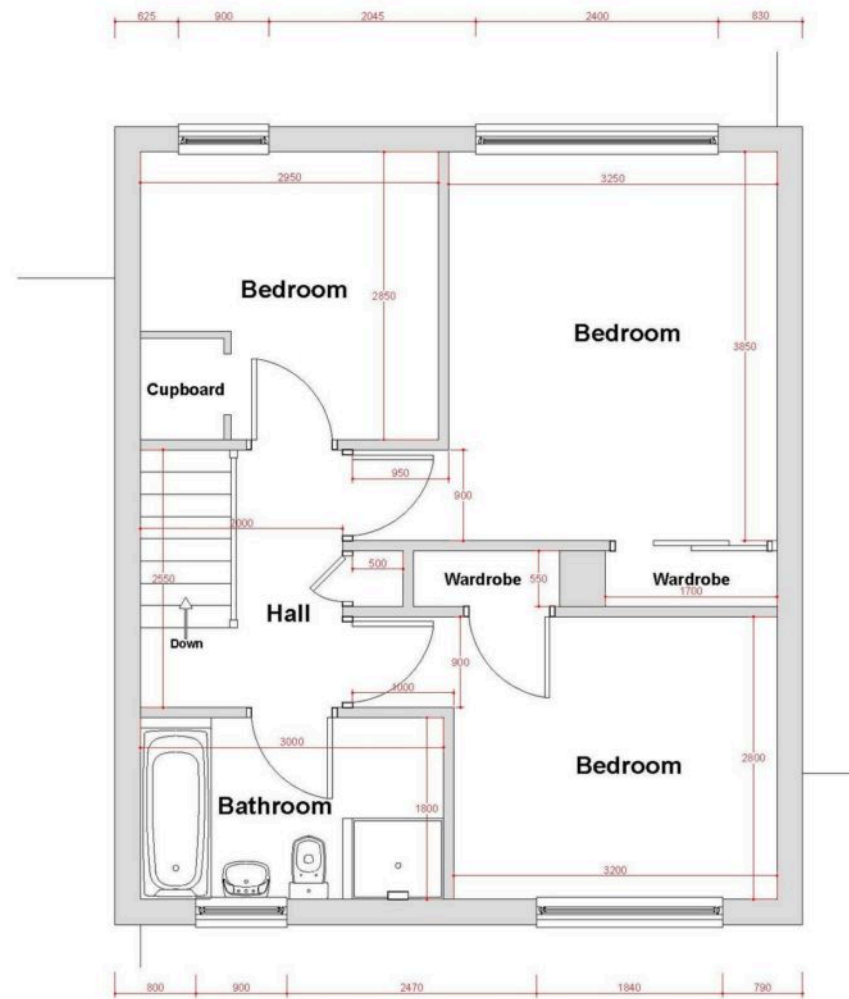
Garden

Front entrance to property accessed by fully enclosed grounds to the front comprising of concrete steps and pathway with generous tiered gravel border surrounded by brick built boundary wall.





Ground Floor Layout Scale 1:50



First Floor Layout Scale 1:50

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.