



33 Gallowhill Rise, Stranraer

DG9 7SR

PRICE: Offers Over £85,000 are invited.

33 Gallowhill Rise

Stranraer

Local amenities include a general store and Belmont Primary School, while all major amenities, including supermarkets, healthcare, an indoor leisure pool complex, and a secondary school are located in and around the town centre, approximately one and a half miles distant. There is a town centre and secondary school transport service available from nearby.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- An end-of-terrace villa
- An ideal first-time purchase
- Excellent condition throughout
- Splendid oak design kitchen
- Modern bathroom
- Neutral decor throughout
- Electric heating and uPVC double glazing
- Low-maintenance garden ground
- Off-road parking

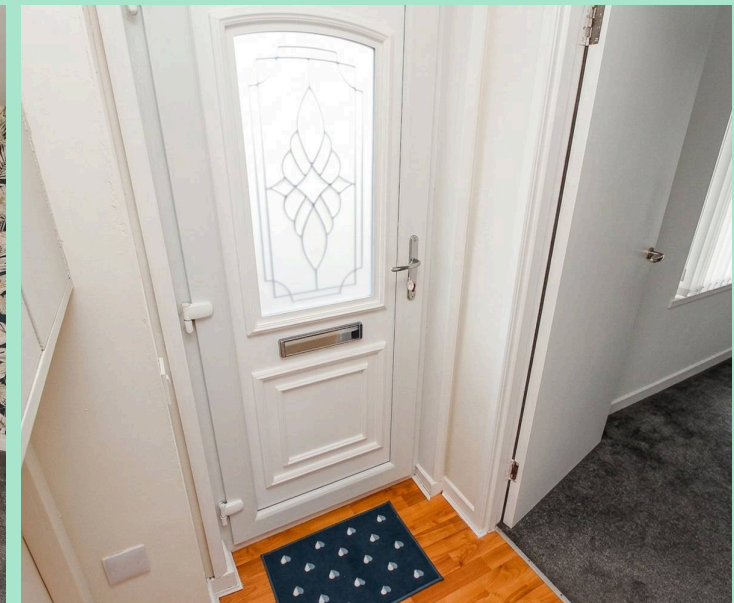
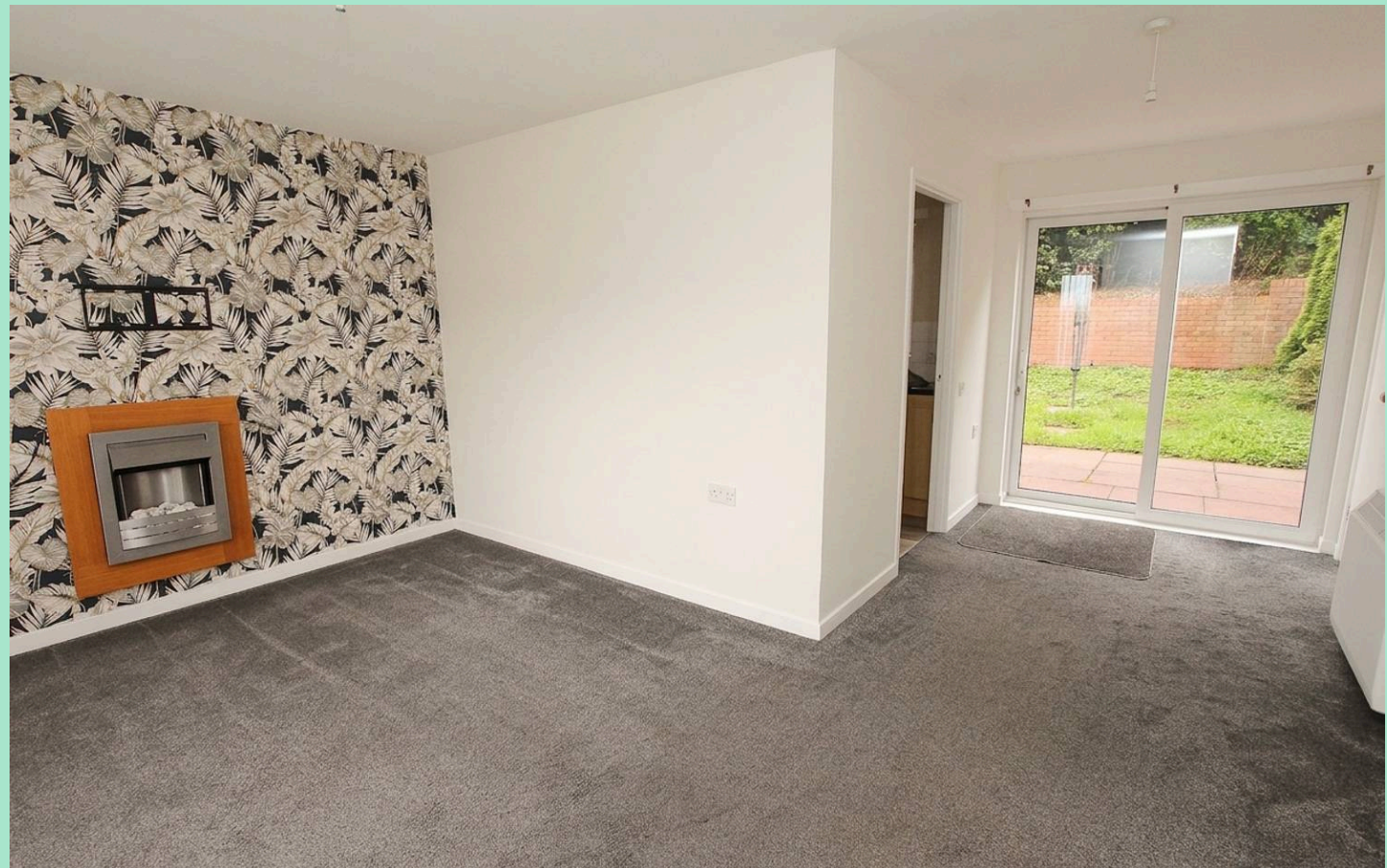


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Presented to the market in excellent condition throughout, this two-bedroom end-of-terrace villa offers an outstanding opportunity for first-time buyers or those seeking a move-in ready home. The property's inviting interior is finished in a fresh, neutral decor, providing a versatile canvas to suit any style. The property benefits from a splendid oak design kitchen and a contemporary bathroom, which is fitted with quality fixtures and a stylish finish. Both bedrooms are well-proportioned, offering ample space for relaxation or work-from-home arrangements. Electric heating and uPVC double glazing ensure comfort and efficiency year-round.

Outside, the property enjoys its own private, low-maintenance garden ground, making it a perfect choice for those seeking outdoor space without the burthen of extensive upkeep. The front and side gardens are laid to lawn, providing a welcoming approach and a sense of openness. A tarmac driveway to the front offers convenient off-road parking. To the rear, a further lawn and a paved patio present a setting for al fresco dining or quiet relaxation, while a wooden garden shed provides useful storage for gardening tools or outdoor equipment.



Hallway

The property is accessed by way of a uPVC storm door. Electric meter cupboard and staircase to the first floor.

Lounge/Dining Room

A lounge to the front featuring a wall-mounted electric fire and a wall-mounted TV point. Electric storage heater. The dining area to the rear has patio doors leading to the rear garden. There is a large under-stairs cupboard.

Kitchen

The kitchen is fitted with a range of oak design floor and wall-mounted units with granite-style worktops incorporating a stainless steel sink with a swan neck mixer. There is a ceramic hob, extractor hood, built-in oven, fridge/freezer and plumbing for an automatic washing machine.

Landing

The landing provides access to the bedrooms and the bathroom. Built-in cupboard and an electric storage heater.

Bathroom

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

Bedroom 1

A double bedroom to the front with an electric storage heater.

Bedroom 2

A double bedroom to the rear with an electric panel heater.



GARDEN

The property is set within its own low-maintenance garden ground. The front and side are laid out to lawn, and there is a tarmac driveway to the front for off-road parking. The rear garden is comprised of a further lawn and a paved patio. There is a wooden garden shed.

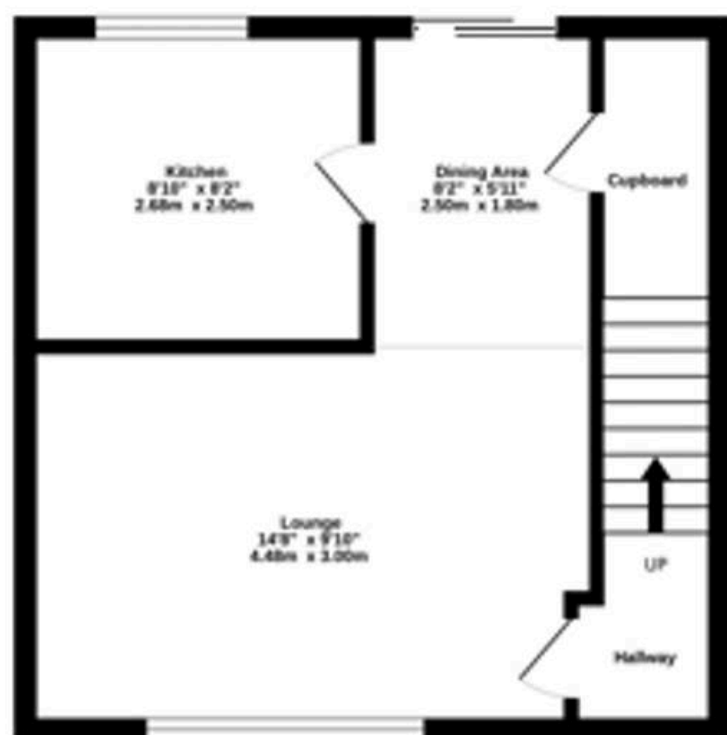
OFF STREET

1 Parking Space

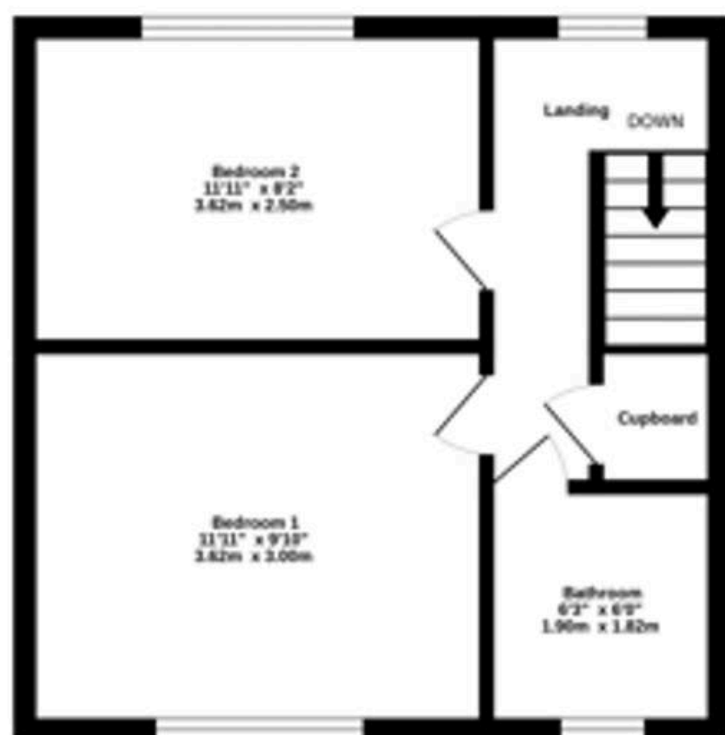
A tarmac driveway for off-road parking.



Ground Floor



1st Floor



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.