



4 Oakland Avenue, Stranraer

PRICE: Offers Over £100,000 are invited

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Stranraer

Local amenities within easy reach include two general stores 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 1 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: C

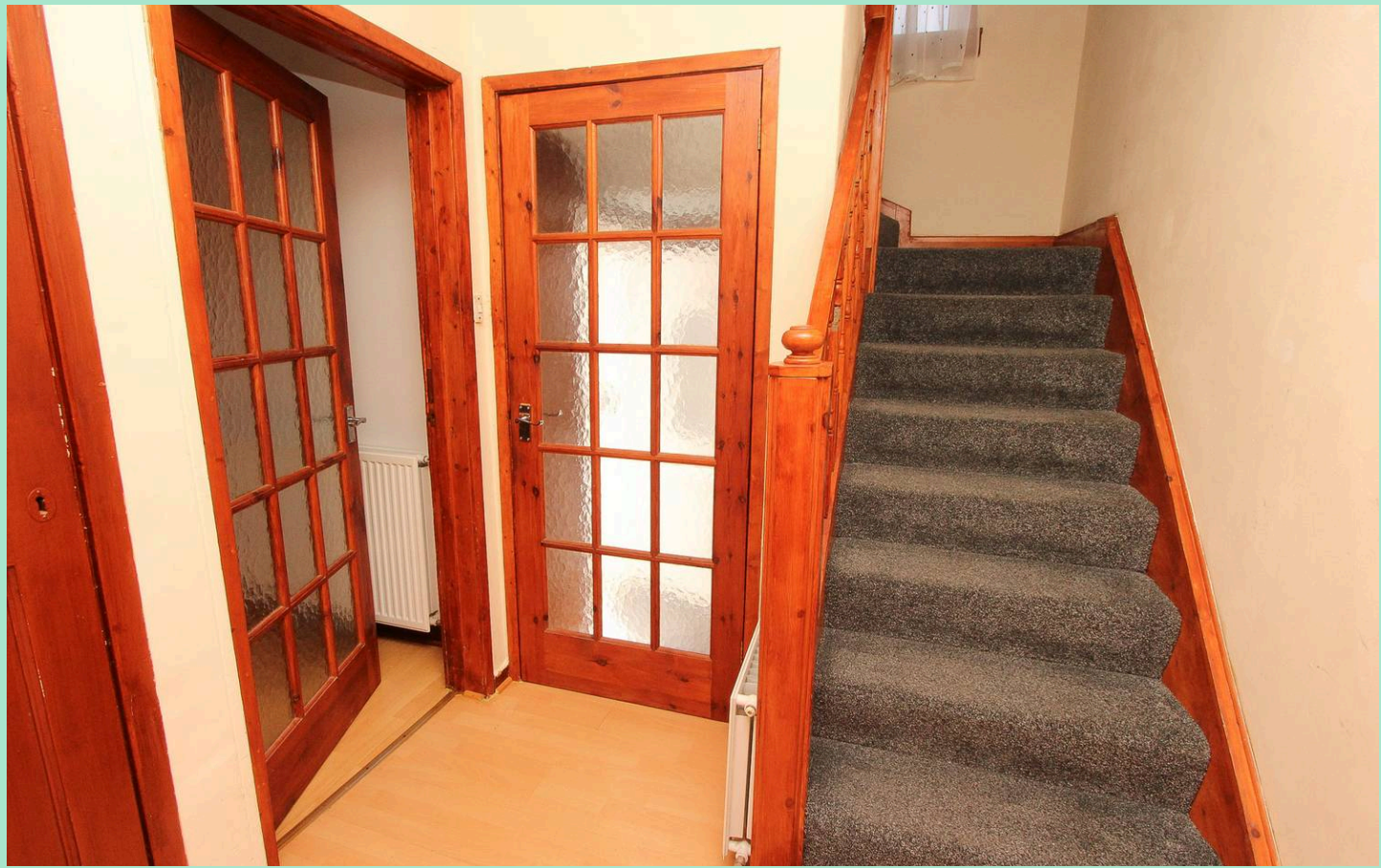
- A semi-detached villa
- Popular residential location
- Close to Sheuchan Primary School
- Spacious family accommodation over two levels
- External insulation
- Gas central heating and uPVC double glazing
- Generous garden ground
- Off-road parking



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Welcome to this inviting three-bedroom semi-detached villa, perfectly situated in a popular residential area just a short stroll from Sheuchan Primary School. This home offers spacious family accommodation arranged over two levels, making it ideal for growing families or anyone looking for a comfortable lifestyle. Step inside to discover a bright and airy interior, enhanced by external insulation, gas central heating, and uPVC double glazing, ensuring warmth and energy efficiency throughout the year. The generous lounge is perfect for relaxing evenings, while the adjoining kitchen and dining area provide a great space for family meals. Upstairs, you'll find two well-proportioned bedrooms, each offering ample space for storage and personalisation. The family bathroom completes the upstairs layout.



Outside, the property continues to impress with its generous garden grounds. The front has been thoughtfully laid out to gravel for ease of maintenance, providing a neat and tidy appearance year-round. A private driveway offers ample room for off-road parking. To the rear, the garden is mainly laid to lawn, offering plenty of space for children to play or for you to unwind on sunny afternoons. Paved patios provide the perfect spot for outdoor dining or summer barbeques, while screen hedges add a sense of privacy and seclusion. Whether you're keen on gardening, entertaining, or simply enjoying the outdoors, this space is ready to be enjoyed from day one.

Hallway

The property is accessed by way of a uPVC storm door, and there is a glazed interior door to the hallway. Laminate flooring, CH radiator and a built-in cupboard.

Lounge

A double aspect main lounge featuring an ornate fire surround housing a living flame gas fire. Laminate flooring, a CH radiator and a TV point.

Kitchen

The kitchen is fitted with a range of floor and wall-mounted units with green slate-style worktops, incorporating a stainless steel sink. There is an electric cooker point, plumbing for an automatic washing machine and a breakfast bar. CH radiator.

Bedroom 3

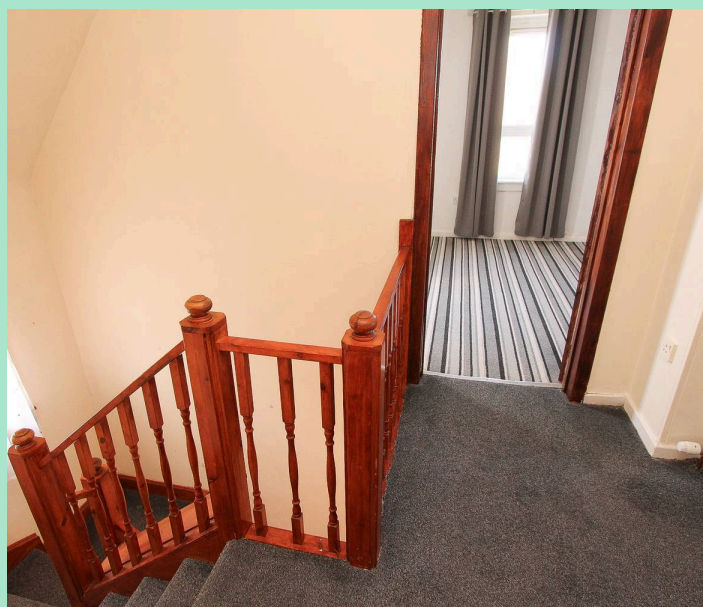
A ground floor bedroom or an additional reception room. CH radiator.

Landing

The landing provides access to the bedrooms and the bathroom. CH radiator and a built-in cupboard.

Bedroom 1

A double aspect bedroom with built-in cupboards and a CH radiator.



Bedroom 2

A further double aspect bedroom with a CH radiator.

Bathroom

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

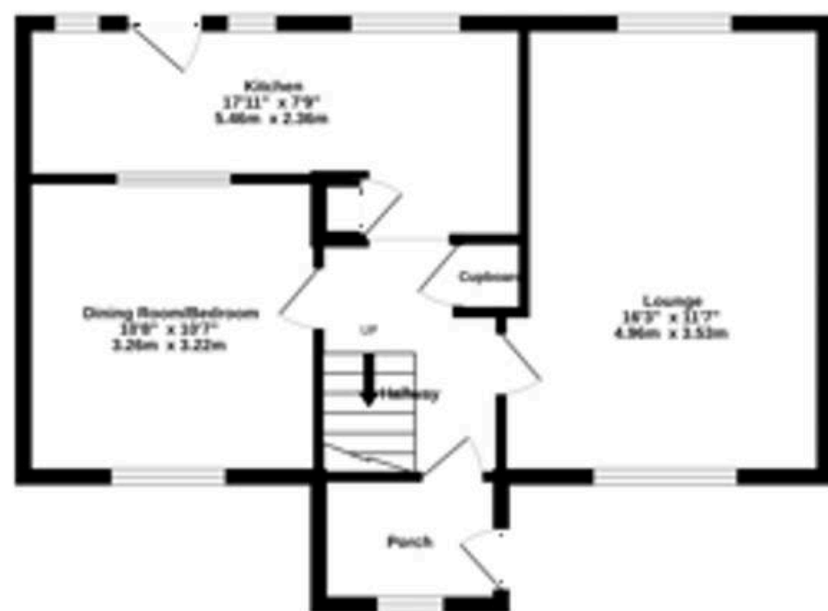
Garden

The property is set with its own generous area of garden ground. The front has been laid out to gravel for ease of maintenance. There is a driveway for off-road parking. The rear garden is mainly laid out to lawn with paved patios and screen hedges.

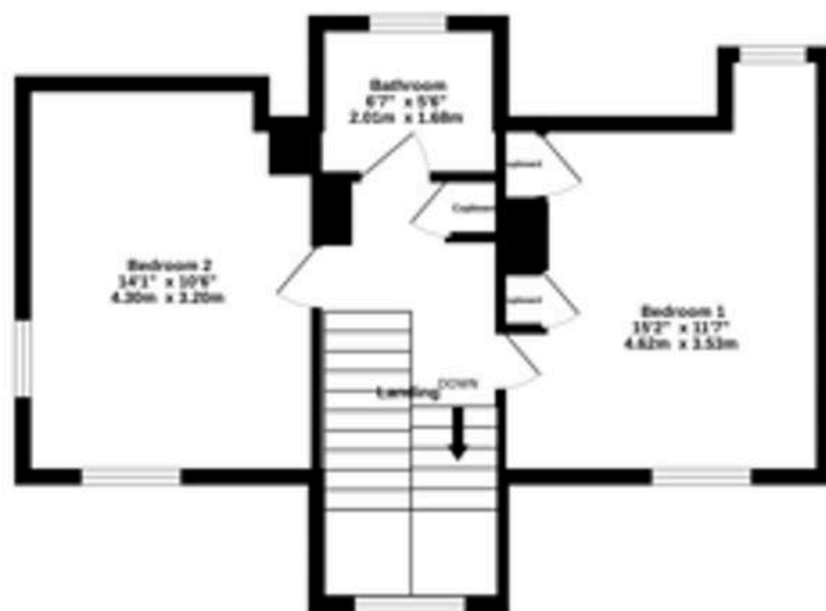
DRIVEWAY



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.





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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.