



**48 Fairhurst Road, Stranraer**

DG9 7QD

**PRICE: Offers Over £95,000 are invited**

## 48 Fairhurst Road

Stranraer, Stranraer

Local amenities include a general store, while all other major amenities are located in and around the town centre and include supermarkets, healthcare and indoor leisure pool complex.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Well-presented semi-detached villa
- Located only a short walk from the town centre and Primary Schooling
- Modern contemporary kitchen
- Well-appointed shower room
- Gas central heating & uPVC double glazing
- Easily maintained garden grounds



## 48 Fairhurst Road

Stranraer, Stranraer

Located within a popular residential area towards the southern side of Stranraer, within easy reach of the town centre and conveniently situated for Belmont and Park Primary schools, this is an end-of terrace home which is ideally suited to the first time buyer.

Of traditional construction under a re-tiled roof the property benefits from a contemporary fitted kitchen, delightful shower room, uPVC double glazing and gas fired central heating.

The property is set within its own area of easily maintained and fully landscaped garden ground.

It is situated adjacent to other properties of similar style and has an outlook over same.



### Hallway

Entry to the property is by way of an uPVC storm door. CH radiator and understairs cupboard housing the central heating boiler

### Lounge

This is a well-proportioned lounge with windows to the front and rear. There is a Fyfe stone fire surround, CH radiators and TV point.

### Kitchen

The kitchen is fitted with a range of contemporary floor and wall mounted units with granite style worktops incorporating a stainless-steel sink with mixer. There is a gas hob, integrated oven and plumbing for an automatic washing machine.

### Upper Landing

The upper landing provides access to the shower room and bedroom accommodation.

### Shower Room

The vinyl panelled shower room is fitted with a WHB, WC and corner shower cubicle.

### Bedroom 1

A bedroom to the front with built-in cupboard, CH radiator and TV point. The free-standing wardrobe is included in the sale.

### Bedroom 2

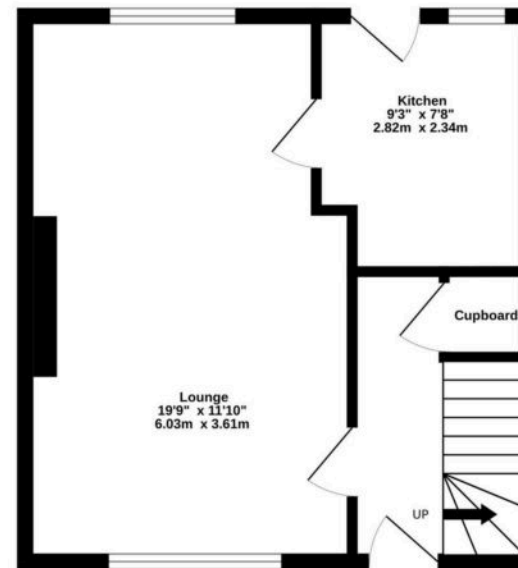
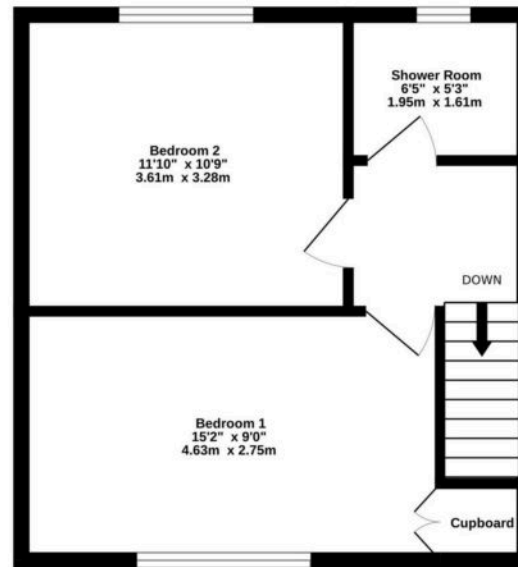
A bedroom to the rear with CH radiator.

### Garden

The property is set amidst its own area of easily maintained garden ground. The front has been laid out to flower borders and is set within a low-level wall. There is pedestrian access to the rear garden. The enclosed rear garden is laid out to quartz gravel for ease of maintenance. There is a wooden garden shed.



1st Floor  
361 sq.ft. (33.5 sq.m.) approx.



Ground Floor  
356 sq.ft. (33.1 sq.m.) approx.

TOTAL FLOOR AREA : 717 sq.ft. (66.6 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.





## South West Property Centre Ltd

South West Property Centre, Charlotte Street – DG9 7ED

01776 706147

[property@swpc.co.uk](mailto:property@swpc.co.uk)

[www.southwestpropertycentre.co.uk](http://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.