



50 School Road

Stranraer, DG9 8DP

PRICE: Offers over £110,000 are invited

50 School Road

Stranraer

Local amenities that are readily accessible include a general store, secondary school, primary school, Stranraer football ground and Loch Ryan shore, while all major amenities such as supermarkets, healthcare, Stair Park and indoor leisure pool complex are located in and around the town centre approximately 1 mile distant.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- A semi-detached, chalet style villa
- Situated within a most popular residential area
- Located only a short walk from a Primary and a Secondary School
- Open view over parkland to the front
- Newly installed wet room
- Spacious 'dining' kitchen
- Gas central heating and uPVC double glazing
- Easily maintained garden grounds
- Ample off-road parking



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Located within a most sought-after residential area, this 2-bedroom semi-detached, chalet style villa presents a splendid opportunity for a new homeowner. Boasting a picturesque open view over parkland to the front, this residence is ideally located just a short walk away from both a Primary and Secondary School, offering convenience for families.

Step inside to discover a newly installed wet room alongside a spacious 'dining' kitchen. The property also features internal mahogany woodwork, gas central heating and uPVC double glazing.

With easily maintained garden grounds, this home also provides ample off-road parking.



Lounge

A double aspect main lounge with sliding patio doors leading to the rear garden. There are two CH radiators and a TV point.

'Dining' Kitchen

The kitchen is fitted with a range floor and wall-mounted units with woodgrain-style worktops incorporating a stainless steel sink with a mixer tap. There is an electric cooker point and plumbing for an automatic washing machine. Under-stairs cupboard and a CH radiator.

Shower Room

The recently installed wet room is fitted with a WHB, WC and an electric shower. vinyl wall panelling, vinyl panelled ceiling and a CH radiator.

Landing

The landing provides access to the bedrooms. There are two built-in storage cupboards.

Bedroom 1

A bedroom to the front with a built-in wardrobe and CH radiator.

Bedroom 2

A bedroom to the rear with a built-in wardrobe and a CH radiator.



GARDEN

The property is set amidst its own easily maintained garden ground. The front is laid out to gravel for ease of maintenance. There is a paved driveway to the side providing ample room for off-road parking. The enclosed rear garden is comprised of concrete paving and a gravel border.

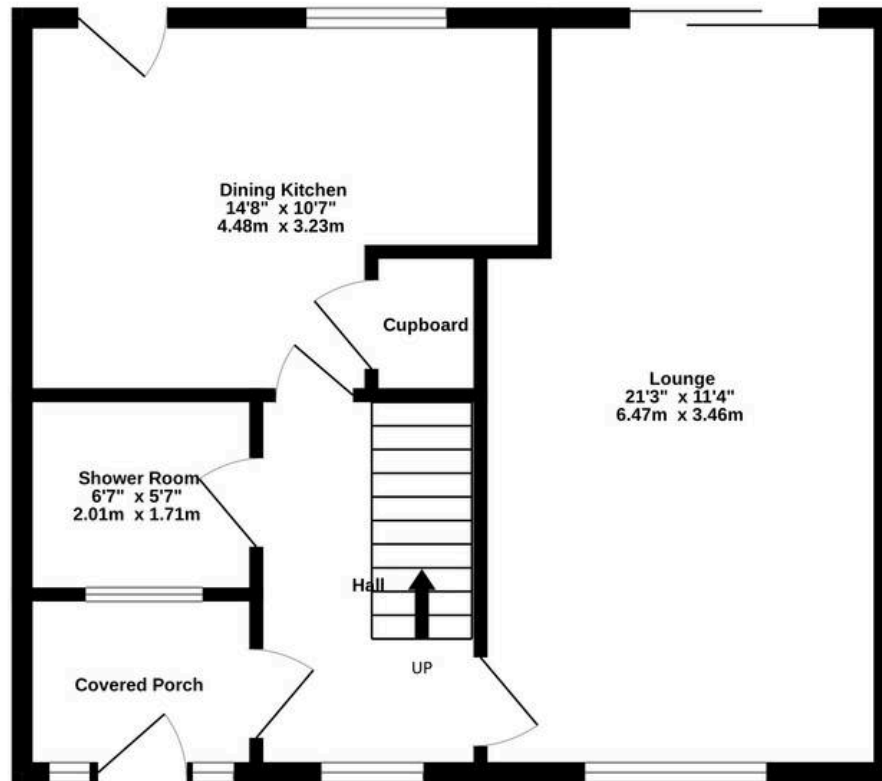
OFF STREET

2 Parking Spaces

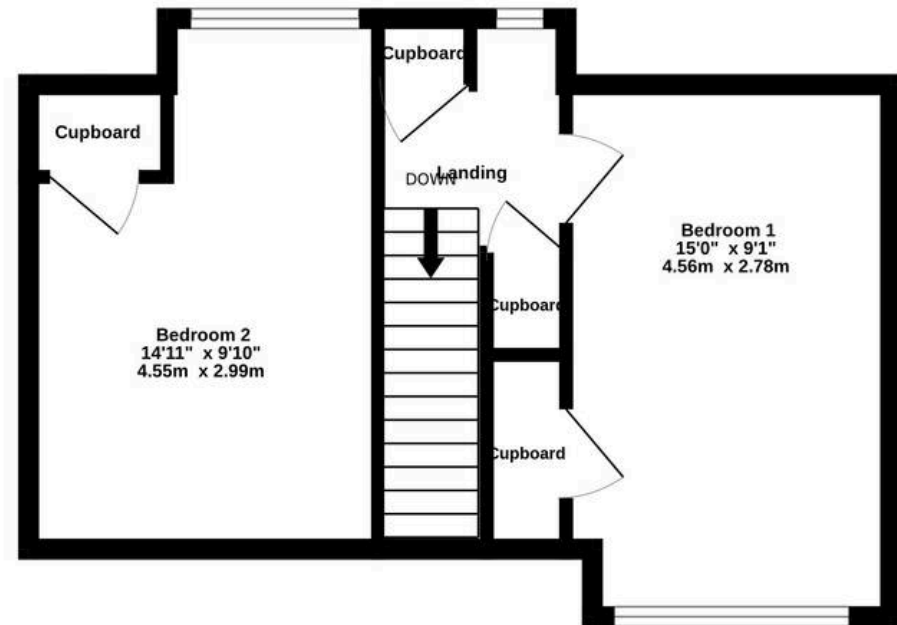
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Ground Floor
514 sq.ft. (47.8 sq.m.) approx.



1st Floor
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.6 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.





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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.