



6 Gallowhill Rise, Stranraer

DG9 7SP

PRICE: Offers Over £100,000 are invited

6 Gallowhill Rise

Stranraer, Stranraer

Local amenities include a general store, Belmont Primary School and a supermarket, while all major amenities including further supermarkets, healthcare, indoor leisure pool complex and secondary school are all 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 close by.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi detached property
- Ideal first time purchase
- Two double bedrooms
- Gas fired central heating
- Full UPVC double glazing
- Walk in condition
- Recently landscaped garden grounds
- Close to local amenities



6 Gallowhill Rise

Stranraer, Stranraer

Positioned within a sought-after locale, this charming 2 Bedroom Semi Detached House presents an ideal opportunity for a first-time buyer. Boasting a warm ambience with gas-fired central heating and full UPVC double glazing, this inviting residence offers two double bedrooms and is impeccably presented in walk-in condition. The property features recently landscaped garden grounds, providing a tranquil outdoor retreat, while still enjoying proximity to local amenities.

The fully enclosed and recently landscaped garden grounds create a picturesque setting, with a concrete paved pathway leading to a spacious patio area and artificial lawn – all enclosed by timber boundary fencing. Additionally, a timber shed at the rear offers convenient storage solutions. At the front, a paved pathway leads to a generous gravel driveway, ensuring ample parking space for multiple vehicles. This property seamlessly combines indoor comfort with outdoor serenity, making it a must-see for those seeking a harmonious living experience.



Hallway

Front entrance via UPVC storm door leading into front hallway giving access to full ground floor accommodation. Built in under stairs storage giving access to central heating boiler as well as stairs giving access to upper level accommodation.

Lounge/ Dining Area

A bright and spacious L-shaped open plan lounge. The lounge features a large UPVC double glazed window at the front, allowing for plenty of natural light, accompanied by a central heating radiator. Additionally, there is an open plan access to the dining area at the rear, which also boasts a UPVC double glazed window and a central heating radiator as well as providing convenient access to kitchen. There is also a designated TV point

Kitchen

Generous sized fully installed modern kitchen to the rear of property, fitted with both floor and wall mounted units comprising of integrated stainless steel sink with mixer tap, integrated electric fan oven with gas hob and fitted extractor fan. Plumbing for washing machine as well as large double glazed window to the rear and UPVC storm door giving access to rear garden grounds. Central heating radiator also.

Bathroom

Bright and modern bathroom on the upper level comprising of mains shower over bath surrounded with splash panel boarding as well as separate WHB and WC. Double glazed window to the rear also.

Bedroom

Bright and spacious upper floor double bedroom to rear of property benefitting from large double glazed window to the rear as well as central heating radiator and designated TV point.



Bedroom

Bright and spacious upper floor double bedroom to front of property benefitting from large double glazed window to the front as well as central heating radiator and designated TV point.

Boxroom

Well proportioned box room on the upper level providing generous storage with potential for small study/ dressing room.

Garden

Fully enclosed and recently landscaped garden grounds to the rear, boasting concrete paved pathway with steps leading up to large paved patio area as well as large artificial lawn, surrounded by timber boundary fencing. Timber shed also to rear of property.

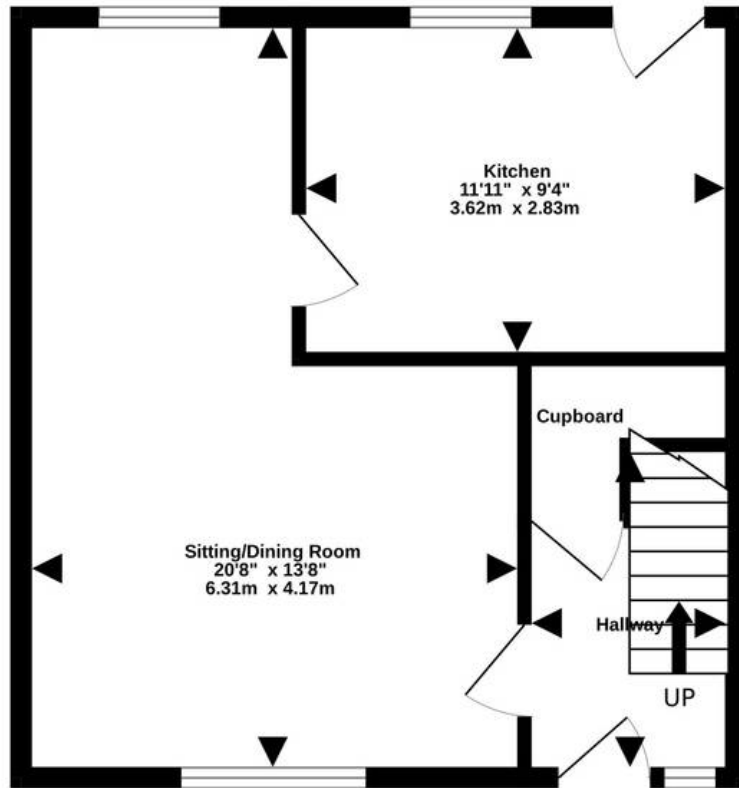
DRIVEWAY

2 Parking Spaces

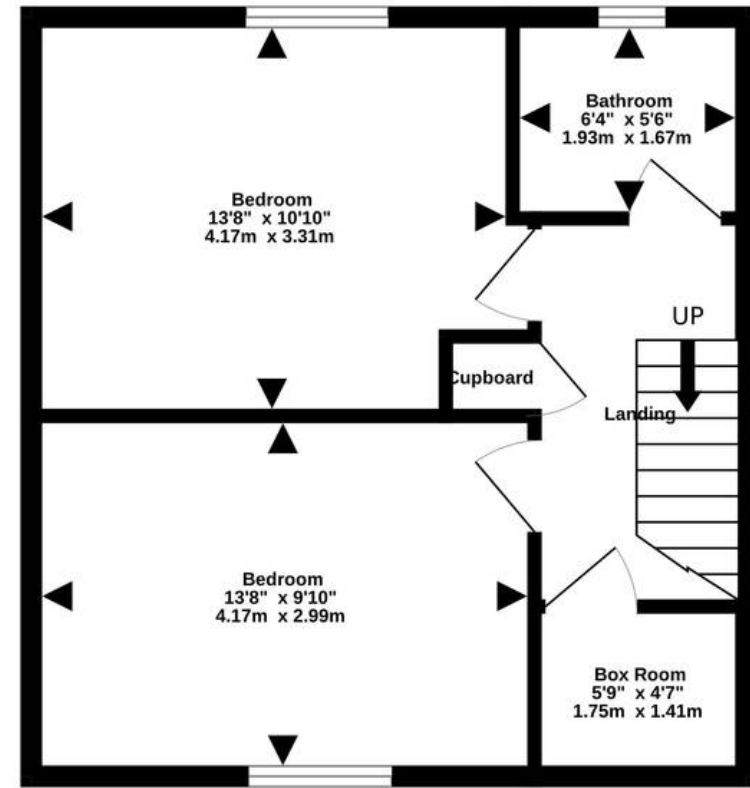
Paved pedestrian pathway giving front access to property surrounded by generous gravel driveway providing ample parking for multiple vehicles.



Ground Floor
402 sq.ft. (37.4 sq.m.) approx.



1st Floor
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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.