



68 Dunbae Road, Stranraer

DG9 7QQ

Offers Over £80,000 are invited.

# 68 Dunbae Road

Stranraer

Local amenities include a convenience store, supermarket, leisure centre complex, and Belmont Primary School. While all major amenities are located in and around the town centre and include further supermarkets, healthcare and a secondary school. There is also a town centre and school transport service available from nearby.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- A well-maintained terraced villa
- Well-proportioned family accommodation over two levels
- Close proximity to Belmont Primary School
- Spacious dining kitchen
- Gas central heating and uPVC double glazing
- Will benefit from some general modernisation
- Easily maintained garden ground



## 68 Dunbae Road

Situated in a desirable residential area within close proximity to Belmont Primary School, this well-maintained three-bedroom mid-terraced villa presents a wonderful opportunity for families and discerning buyers alike. The home offers well-proportioned accommodation arranged over two levels, thoughtfully designed to maximise both comfort and functionality. Upon entering, you are greeted by a hallway that leads into a generous double aspect lounge. The spacious dining kitchen is ideally suited for family meals and gatherings, featuring ample workspace and storage. Three comfortable bedrooms provide flexible living arrangements, while the family bathroom is conveniently located on the upper level. The property is further enhanced by gas central heating and uPVC double glazing, ensuring warmth and efficiency throughout. While the property is impeccably maintained, it offers exciting potential for general modernisation, allowing the new owners to infuse their own style and preferences into this appealing home.

Externally, the property boasts its own easily maintained front and rear gardens, offering outdoor spaces for both relaxation and recreation. The front garden has been attractively laid out to gravel, bordered by a low-level red brick wall that adds a touch of character and kerb appeal. To the rear, the enclosed garden is thoughtfully designed with a combination of concrete paving and granite-chipped borders for ease of upkeep.



### Hallway

The property is accessed by way of a uPVC storm door with a double glazed side panel. Staircase to the first floor and a CH radiator.

### Lounge

A double aspect main lounge featuring a wooden fire surround. Two CH radiators and a TV point.

### 'Dining' Kitchen

The kitchen is fitted with a range of floor units with onyx-style worktops incorporating a stainless steel sink. There is a gas cooker and plumbing for an automatic washing machine.

### Utility Room

The utility room is fitted with a range of floor units with an onyx-style worktop. Pine wall panelling and a uPVC storm door to the front.

### Landing

The upper landing provides access to the bedrooms and the bathroom. Built-in shelved cupboard.

### Bathroom

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

### Bedroom 1

A double bedroom to the front with a CH radiator.

### Bedroom 2

A further double bedroom to the front with a CH radiator.

### Bedroom 3

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



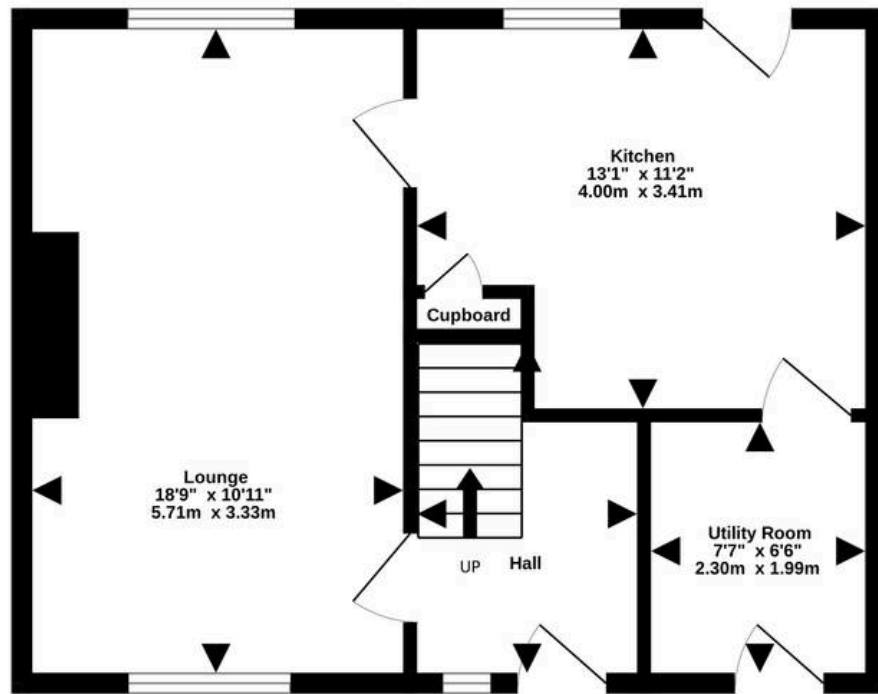
## GARDEN

The property has its own easily maintained front and rear gardens. The front has been laid out to gravel and is set with a low-level red brick wall. The enclosed rear garden has been laid out with a combination of concrete paving and granite-chipped borders.

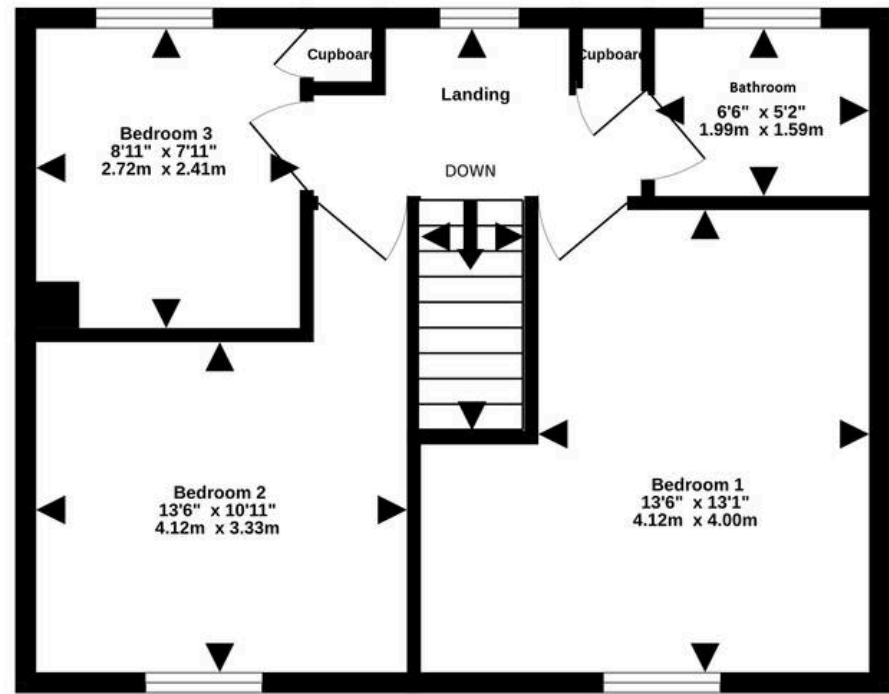
## ON STREET



Ground Floor  
443 sq.ft. (41.2 sq.m.) approx.



1st Floor  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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.