



80 Belmont Road, Stranraer

PRICE: Offers Over £95,000 are invited

# 80 Belmont 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 semi-detached villa
- In excellent condition throughout
- Located only a short walk from Belmont Primary School
- Modern contemporary kitchen
- Well-appointed bathroom
- Gas central heating, uPVC double glazing and external insulation
- Generous, easily maintained garden ground
- Off-road parking

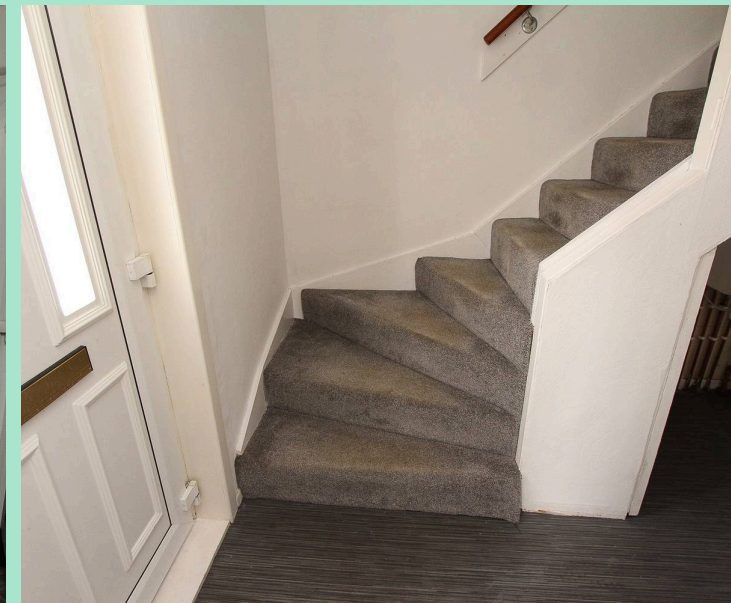


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## Stranraer

Presenting a well-maintained two-bedroom semi-detached villa, this property offers an inviting blend of contemporary style and practical comfort. Well-presented throughout, the home welcomes you with a bright and spacious lounge that seamlessly flows into a modern, contemporary kitchen, thoughtfully designed with sleek cabinetry and high-quality finishes. The two well-proportioned bedrooms provide ample space for relaxation and rest, while the well-appointed bathroom features a fresh, modern aesthetic. Benefiting from gas central heating, uPVC double glazing, and external insulation, this property ensures a warm and energy-efficient environment year-round. Every detail has been carefully considered, creating a home that is both stylish and functional, ideal for a range of buyers seeking move-in-ready accommodation.

Outside, the property is set amidst its own generous and easily maintained garden ground, offering a delightful setting for both relaxation and entertaining. The front garden is attractively laid to lawn and framed within a low-level wall, providing excellent kerb appeal. A paved driveway allows for convenient off-road parking, enhancing the practicality of every-day living. To the rear, the enclosed garden offers a further expanse of lawn, perfect for children or pets, alongside a raised deck patio that creates an inviting space for al fresco dining or enjoying the afternoon sun.



### Hallway

The property is accessed by way of a uPVC storm door. Under-stairs storage. The gas-fired central heating boiler is located below the stairs.

### Lounge

A double aspect main lounge with CH radiators, vinyl flooring and a wall-mounted TV point.

### Kitchen

The kitchen is fitted with a range of contemporary floor and wall-mounted units with woodgrain style worktops incorporating a stainless steel sink with a swan neck mixer tap. There is a ceramic hob, built-in oven, integrated microwave and plumbing for an automatic washing machine.

### Bathroom

The bathroom is fitted with a three-piece suite in white comprising a WHB, WC and bath with an electric shower over. Vinyl wall panelling and a heated towel rail.

### Bedroom 1

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

### Bedroom 2

A double bedroom to the rear with a CH radiator.

### Garden

The property is set amidst its own easily maintained garden ground. The front has been laid out to lawn and is set within a low-level wall. There is a paved driveway providing ample room for off-road parking. The enclosed rear garden comprises a further lawn and a raised deck patio.

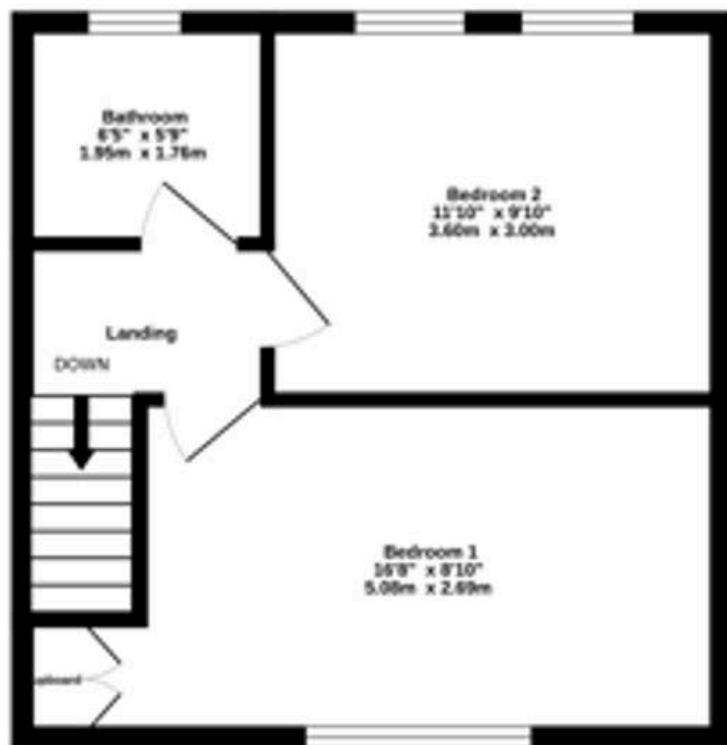
### Driveway



Ground Floor  
336 sq.ft. (31.2 sq.m.) approx.



1st Floor  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 675 sq.ft. (62.8 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.