



86 Gallowhill Rise, Stranraer

PRICE: Offers Over £85,000 are invited

86 Gallowhill Rise

Stranraer

Local amenities include general store and Belmont Primary School, while all major amenities, including supermarkets, healthcare, an indoor leisure pool complex and a 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 closeby.

Council Tax band: C

EPC Energy Efficiency Rating: D

- A modern terraced villa ideally suited to the first-time buyer
- Popular residential location
- Splendid contemporary kitchen
- Well-appointed shower room
- Electric heating and uPVC double glazing
- Easily maintained garden ground



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Situated within a popular and well-established residential location, this delightful two-bedroom terraced villa presents an exceptional opportunity for first-time buyers seeking to enter the market. The property exudes a modern aesthetic throughout, with a welcoming entrance hall leading into a bright and airy lounge that offers the perfect space for relaxation or entertaining guests. The splendid contemporary kitchen is thoughtfully designed, boasting sleek cabinetry, integrated appliances, and ample workspace, making it a pleasure for both every-day living and culinary pursuits. Two generously sized bedrooms provide comfortable accommodation, each benefitting from abundant natural light and neutral décor that enhances the sense of space. The well-appointed shower room features quality fixtures and a contemporary finish, ensuring a touch of luxury to daily routines. Further benefits include electric heating, uPVC double glazing for energy efficiency.

The outside space of this property has been designed with ease of maintenance and year-round enjoyment in mind. To the front, a lawn creates an inviting first impression and adds to the home's appeal. The rear garden is thoughtfully enclosed for privacy and security, and featuring a beautifully arranged Indian sandstone patio and an area of artificial lawn.



Lounge / Diner

This is a most comfortable room to the front which is laid out on an open-plan basis with the dining room to the rear. Electric panel heater and a TV point.

Kitchen

The kitchen has been fitted with a range of contemporary floor and wall-mounted units with ample worktops incorporating an Asterite sink with a swan-neck mixer tap. There is a ceramic hob, extractor hood, built-in oven, integrated washing machine, integrated dishwasher, and integrated fridge/freezer.

Shower Room

The shower room has been fitted with a WHB, WC and a large shower cubicle with an electric shower. Vinyl wall panelling and a heated towel rail.

Bedroom 1

A bedroom to the front with an electric panel heater.

Bedroom 2

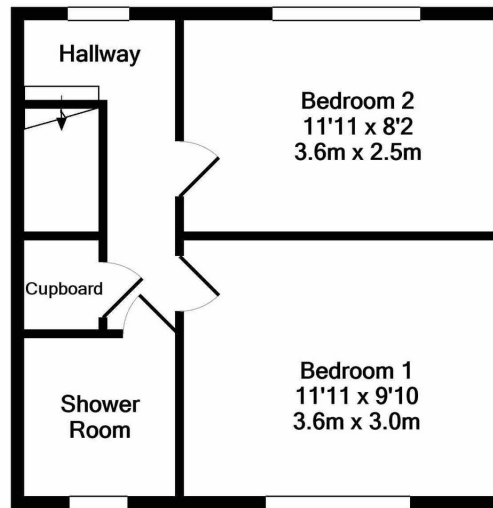
A bedroom to the rear with an electric panel heater.

Garden

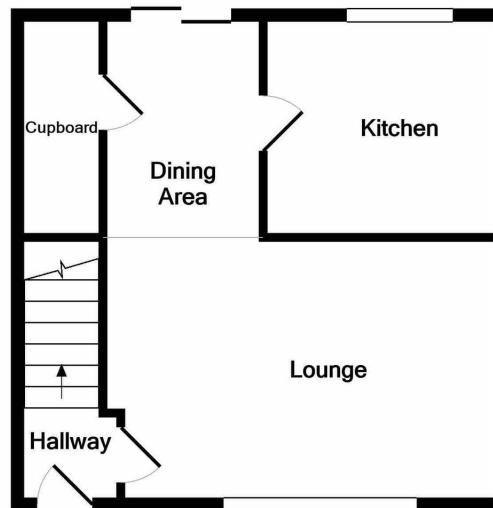
The property has its own easily maintained garden ground. The front has been laid out to lawn. The enclosed rear garden is comprised of an Indian sandstone patio and an artificial lawn.

Off street





1st Floor



Ground Floor

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.