

FOR SALE

**40 WOODLAND ROAD,
STRANRAER, DG9 0BE**



The opportunity arises to acquire a well-proportioned semi-detached villa located within a popular residential development within easy reach of the town centre and all major amenities. This well-maintained property benefits from a beech design kitchen, delightful shower room, ground floor bedroom with en-suite WC, new external insulation, uPVC double glazing, and gas fired central heating.

Set within a generous area of well - maintained garden ground with ample off-road parking. Conveniently located near Sheuchan Primary School.

**ENTRANCE PORCH, HALLWAY, LOUNGE,
KITCHEN, SHOWER ROOM, 3 BEDROOMS (1 EN-
SUITE,) GARAGE, GARDEN, OFF ROAD PARKING**

PRICE: Offers over £110,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
Letting Service

Proven Sales record

Introducers for
Independent Financial
& Mortgage Advice

**Charlotte Street
Stranraer
DG9 7ED**

Tel: 01776 706147

Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Located within easy reach of the town centre and all major amenities, this is a semi - detached villa which provides well - proportioned and comfortable family accommodation over two floors.

The well-maintained property is of traditional construction under a tile roof and benefits from having new external insulation, beech design kitchen, delightful shower room, ground floor bedroom with en-suite WC, new internal doors, uPVC double glazing, and gas fired central heating.

It is situated within its own generous area of well - maintained garden ground with ample off-road parking.

Local amenities within easy reach include a general store and Sheuchan Primary School while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all located in and around the town centre approximately a half mile distant. There is also a town centre and secondary school transport service available from closeby.

FRONT PORCH:

The property is accessed by way of a uPVC storm door. Understairs recess and built-in cupboard housing the electric meter/fuse board.

HALLWAY:

Access to downstairs accommodation and stairway to upper landing.



LOUNGE:

A well-proportioned and most comfortable room with windows to the front and rear. CH radiator and TV point.



KITCHEN:

The kitchen is fitted with a range of beech design floor and wall mounted units with granite style worktops incorporating a stainless-steel sink with mixer. There is a gas hob, built-in double oven, automatic washing machine, fridge, and freezer.



BEDROOM 1:

A ground floor bedroom with CH radiator.



EN - SUITE:

Comprising a WHB and WC. CH radiator.



SHOWER ROOM:

The shower room is fitted with WC, WHB and corner shower cubicle. CH radiator.



BEDROOM 3:

A bedroom with windows to both the front and rear, built-in wardrobes, and CH radiator.



BEDROOM 2:

A bedroom with windows to the front and rear. Two built-in cupboards and CH radiator.



GARAGE:

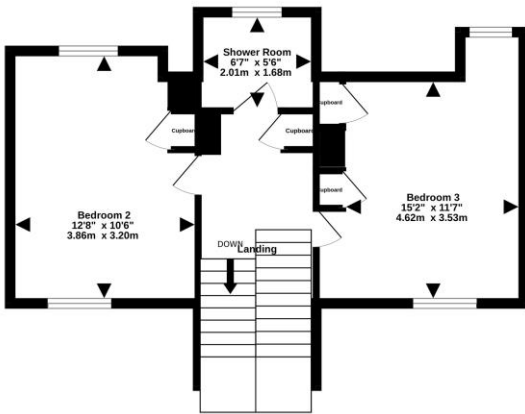
A detached wooden garage to the rear. Double doors to the front.

GARDEN:

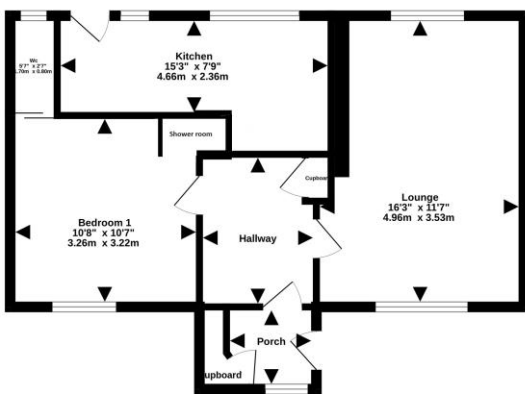
The property is set amidst a generous area of easily maintained garden ground. The front is laid out to lawn with flower borders. There is a driveway to the leading to the garage. The enclosed rear garden is comprised of further lawns, flower borders, gravel patio, greenhouse, and garden shed.



1st Floor



Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only
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ENTRY: Negotiable

VIEWING: By appt with *S.W.P.C*

DETAILS PREPARED: 12/09/2023

COUNCIL TAX: Band 'B'

GENERAL:

All floor coverings, blinds, cooker, automatic washing machine, green house, and garden shed are included in the sale price.

SERVICES:

Mains electricity, gas, drainage, and water. EPC = C

OFFERS:

All offers for the above property should be made in writing to

South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.
Telephone (01776) 706147 Fax: (01776) 706890
www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.
The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**