

FOR SALE

**17 ROYAL AVENUE,
STRANRAER, DG9 8ET**



An end-of terrace house conveniently located within easy reach of town centre and all major amenities. The property benefits from uPVC double glazing and electric heating. There is scope for some general modernisation within, giving the buyer the opportunity to add their own personal touch. It is set within its own area of easily maintained garden ground with shared parking to the rear.

**HALLWAY, LOUNGE/DINING ROOM, 'DINING'
KITCHEN, SHOWER ROOM, 3 BEDROOMS,
GARDEN**

PRICE: Offers over £85,000 are invited



Property Agents

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Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

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DESCRIPTION:

Occupying a most convenient location on the fringe of the town centre, this is an end-of-terrace house which provides well-proportioned family accommodation over two floors.

The property benefits from electric heating, uPVC double glazing, and shared car parking to the rear.

Of traditional construction under a tiled roof, the property is in fair condition throughout and would benefit from some updating, giving the buyer the opportunity to add their own personal touch. Set within its own area of easily maintained garden ground and situated adjacent to properties of similar style within the Crescent.

The property is located close to the town centre and all major amenities including supermarkets, healthcare, indoor leisure pool complex, Stair Park and both primary and secondary schooling.

HALLWAY:

The property is accessed by way of a uPVC storm door. Two built-in storage cupboards, and cupboard housing the electric meter unit.

LOUNGE/DINING ROOM:

A main lounge to the front with dining area to the rear. There is a wooden fire surround housing an electric fire, two electric storage heaters, and TV point.



KITCHEN:

The kitchen is fitted with a range of floor and wall mounted units with ample worktops incorporating a stainless-steel sink. There is an electric cooker point and plumbing for an automatic washing machine.



SHOWER ROOM:

The shower room is fitted with a WHB, WC and shower cubicle with an electric shower. Vinyl wall panelling.



BEDROOM 1:

A bedroom to the rear with a built-in cupboard.



[Further bedroom 1 image](#)



BEDROOM 2:
A bedroom to the front with electric panel heater.



BEDROOM 3:
A further bedroom to the front with built-in cupboard.

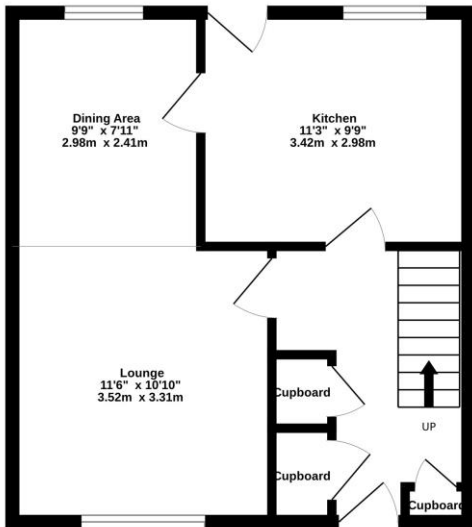
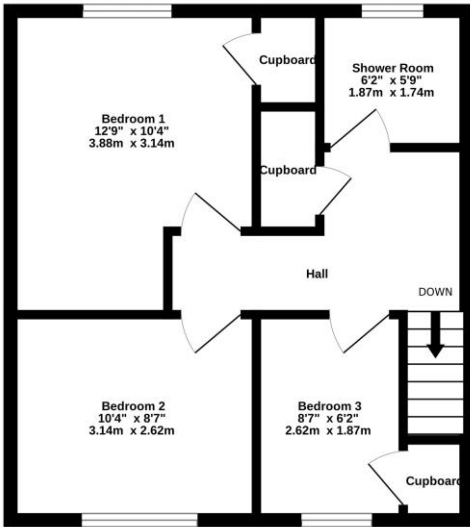


GARDEN:

The property is set within its own area of garden ground. The front garden has been laid out to monobloc paving for ease of maintenance. The fully enclosed rear garden is comprised of a paved patio and gravel borders. There is pedestrian access to the shared car park.



1st Floor
407 sq.ft. (37.8 sq.m.) approx.



Ground Floor
407 sq.ft. (37.9 sq.m.) approx.

TOTAL FLOOR AREA: 815 sq.ft. (75.7 sq.m.) approx.
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: 09/11/2023

COUNCIL TAX: Band 'B'

SERVICES:
Mains electricity, water, and drainage. EPC = D

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.