

**FOR SALE**

**45 FAIRHURST ROAD,  
STRANRAER, DG9 7QF**



An opportunity to acquire an end-of-terrace home occupying a popular location within a development towards the southern side of Stranraer and within easy reach of all major amenities. In excellent condition having been fully redecorated throughout. The property benefits from a beech design kitchen, delightful bathroom, uPVC double glazing and gas fired central heating. Set within its own generous area of easily maintained garden ground with the added benefit of ample off-road parking.

**HALLWAY, LOUNGE, KITCHEN, BATHROOM,  
2 BEDROOMS, GARDEN, OFF ROAD PARKING**

**PRICE: Offers over £85,000 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](http://www.swpc.co.uk)



## DESCRIPTION:

Located within a popular residential area towards the southern side of Stranraer, within easy reach of the town centre and conveniently situated for Belmont and Park Primary schools, this is an end-of-terrace residence which is ideally suited to the first time buyer.

Of traditional construction under a tile roof, the property is in excellent condition throughout and benefits from a beech design kitchen, delightful bathroom, new internal décor, uPVC double glazing and gas fired central heating.

Set within its own generous area of easily maintained garden ground with ample off-road parking.

It is situated adjacent to other properties of similar style and has an outlook over same.

Local amenities include a general store, while all other major amenities are located in and around the town centre and include supermarkets, healthcare and indoor leisure pool complex.

## HALLWAY:

Entry to the property is by way of a uPVC storm door. CH radiator.



## LOUNGE:

This is a well-proportioned lounge featuring Portuguese stone fire surround housing an electric fire. CH radiators and TV point.



## Further lounge image



## KITCHEN:

The kitchen is fitted with a range of beech design floor and wall mounted with woodgrain style worktops incorporating a one and a half bowl stainless-steel sink with mixer. Electric cooker, fridge/freezer and automatic washing machine. CH radiator.



### BATHROOM:

The bathroom is fitted with a three-piece suite in white comprising a WHB, WC and bath. There is an electric shower over the bath. Heated towel rail.



### BEDROOM 1:

A bedroom to the front with built-in cupboard, CH radiator and TV point.



### BEDROOM 2:

A bedroom to the rear with built-in shelved cupboard and CH radiator.

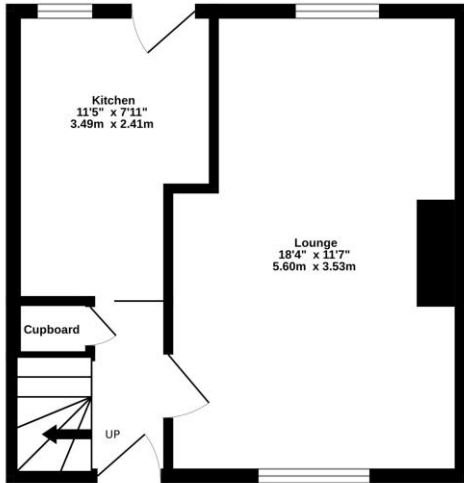
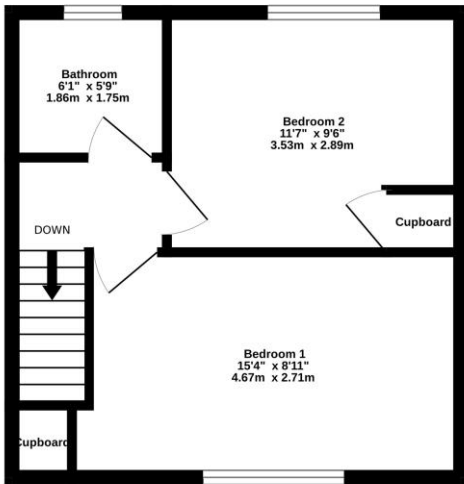


### GARDEN:

The property is set with its own generous area of corner site garden ground. The front and side have mainly been laid out to gravel and concrete for ease of maintenance. There is ample off-road parking. The rear patio garden is laid out to concrete. There is a small summer house and a garden shed.



1st Floor  
325 sq.ft. (30.2 sq.m.) approx.



Ground Floor  
318 sq.ft. (29.6 sq.m.) approx.

TOTAL FLOOR AREA: 643 sq.ft. (59.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024

ENTRY: Negotiable

DETAILS PREPARED: 08/03/2024

VIEWING: By apt. with S.W.P.C

COUNCIL TAX: Band 'B'

SERVICES:

Mains electricity, gas, 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](http://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.**