

**FOR SALE**

**28 ORCHARD ROAD,  
STRANRAER, DG9 7QG**



A well-presented, modernised, end-of-terrace property occupying a pleasant location within a popular development towards the south side of Stranraer and within easy reach of all major amenities. In excellent condition throughout, the property benefits from a maple design kitchen, delightful bathroom, new internal plasterwork, new internal woodwork, new roof, gas fired central heating and new uPVC double glazing.

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

**PRICE: Offers over £95,000 are invited**



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**Charlotte Street  
Stranraer  
DG9 7ED**

**Tel: 01776 706147  
Fax: 01776 706890**

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## DESCRIPTION:

Located within a popular residential development towards the south side of Stranraer and within easy reach of the town centre, this is a well-presented end-of-terrace property which displays a range of pleasing features. The property which is in excellent condition throughout has undergone a programme of modernisation to include a maple design kitchen, delightful bathroom, attractive internal wood finishings, new internal plasterwork, gas fired central heating and new uPVC double glazing.

Of traditional construction under a re-tiled roof, the property benefits from having an easily maintained area of garden ground with ample room for off-road parking. It is situated adjacent to other properties of similar style and has an outlook to the front over other residences and garden ground to the rear.

Local amenities include a general store and primary school while all major amenities are located in and around the town centre and include supermarkets, healthcare, indoor leisure pool complex and secondary school. There is also a town centre and school transport service available from closeby.

## HALLWAY:

The property is accessed by way of a uPVC storm door. Wooden flooring, CH radiator and LED lighting.



## LOUNGE/DINING ROOM: (Approx 3.53m – 5.61m)

This is a most comfortable lounge with windows to both the front and rear. Wall mounted TV point and CH radiators.



## Further lounge image



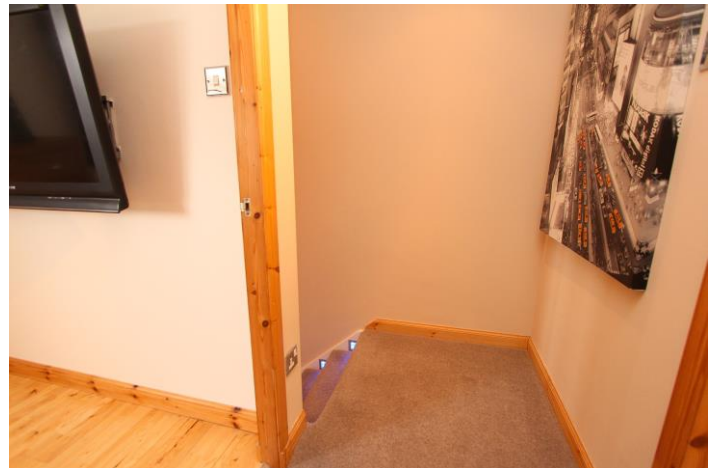
## KITCHEN: (Approx 2.37m – 3m at the longest)

The kitchen has been 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 four-ring gas hob, extractor hood (not wired), built-in oven, integrated fridge/freezer and plumbing for an automatic washing machine.



## LANDING:

The landing provides access to the bedroom accommodation, bathroom and loft.



**BATHROOM: (Approx 1.89m – 1.67m)**

The tiled bathroom is fitted with a three-piece suite in white comprising WHB, WC and bath. There is an electric shower in place over the bath. CH radiator.



**BEDROOM 2: (Approx 3.59m – 2.86m)**

A bedroom to the rear with a wall mounted TV point, CH radiator and laminate flooring.



**BEDROOM 1: (Approx 4.61m – 2.7m)**

A double bedroom to the front with wall mounted TV point, CH radiator, built-in cupboard and laminate flooring.

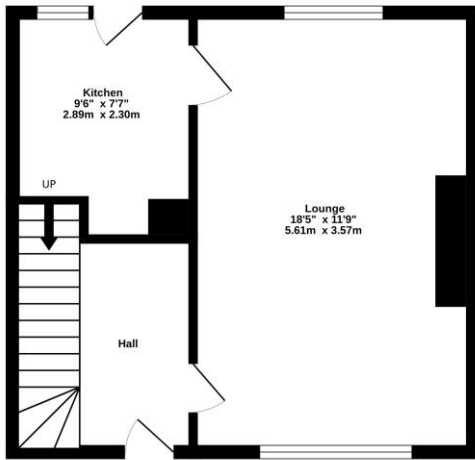
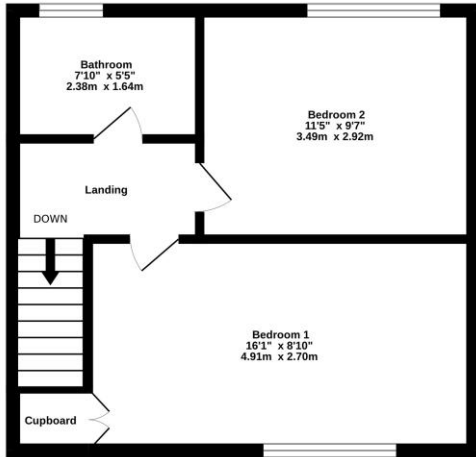


**GARDEN:**

The property is set within its own area of fully landscaped garden ground. The front has been laid out in quartz gravel for ease of maintenance. There is a concrete driveway to the side providing ample room for off-road parking. The enclosed rear garden is comprised of a lawn, concrete patio, and small gravel border.



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: 17/04/2024

COUNCIL TAX: Band 'B'

**GENERAL:**

All flooring, blinds, integrated kitchen appliances and garden shed are included in the sale price.

**SERVICES:**

Mains electricity, gas, drainage and water. 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.

Tel: (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.