




'Phyllian', Stoneykirk Road
Stranraer, DG9 7BU



Spacious, modern semi-detached 3-bedroom property in excellent condition throughout.

Offers Over: £135,000 are invited

'Phylian', Stoneykirk Road, Stranraer, DG9 7BU



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Key Features:

- . Spacious family home
- . New modern bathroom suite
- . Gas fired central heating
- . Fresh décor
- . Enclosed garden to rear
- . Walk in condition
- . Convenient location
- . Fully double-glazed
- . Three double bedrooms





Property description

A very well-presented, modern semi - detached villa which provides excellent accommodation on two floors. The property has recently undergone a programme of modernisation to include a newly fitted bathroom suite, as well as benefitting from modern kitchen, open plan lounge with dining area, gas fired central heating, full uPVC double glazing as well as uPVC fascia's and guttering. Located within a popular and private residential development towards the southern perimeter of town.

Located towards the southern perimeter of Stranraer within a popular private residential development, this is a very well presented semi - detached villa. The property is of timber frame construction finished in Fyfe stone and new render under a tiled roof. Comprising of a spacious open plan lounge and dining area to the rear benefitting from French doors providing rear access. There is an enclosed area of garden ground to the rear and driveway to the side. Upper-level accommodation comprises of three double bedrooms as well as benefitting from recently modernised, luxury bathroom suite. The property is situated adjacent to other residential properties of similar style and has an outlook to the front over garden ground and field beyond with the outlook to the rear being over varying residential properties and surrounding hillside.

Local amenities include general store, primary school and a town centre/secondary school transport service from close by. All major amenities are located in and around the town centre, approximately one and a half miles distant and include supermarkets, healthcare, indoor leisure pool complex and secondary school. Viewing of this walk into family home is to be thoroughly recommended.





Accommodation

HALLWAY:

The property is accessed by way of a uPVC storm door with side panel. CH radiator and smoke alarm.

LOUNGE:

This is a most comfortable and bright room to the front of the property. CH radiator, TV point and built-in cupboard housing the electric meter/fuseboard.

DINING AREA:

The dining area is laid out on an open plan basis with the main lounge and has French doors to the rear garden. CH radiator.

KITCHEN:

The kitchen has been fitted with a range of white contemporary floor and wall mounted units with chocolate-coloured worktops incorporating a stainless-steel sink with swan neck mixer. There is a four-ring gas hob, cooker extractor hood, built-in oven and plumbing for an automatic washing machine.

SIDE PORCH:

Wall tiling to dado rail height. Built-in cupboard housing the gas fired boiler.

LANDING:

The upper landing provides access to the bathroom and bedroom accommodation. Built in cupboard.

BATHROOM:

The fully tiled bathroom has recently been fitted with a new four-piece suite in white comprising WHB, WC and bath. There is a walk in, mains shower, heated towel rail, extractor fan and access hatch to the loft.

BEDROOM 1:

A bedroom to the front with built-in wardrobe and CH radiator.

BEDROOM 2:

A further bedroom to the front with built-in wardrobe and CH radiator.

BEDROOM 3:

A bedroom to the rear with built-in double wardrobe and CH radiator.

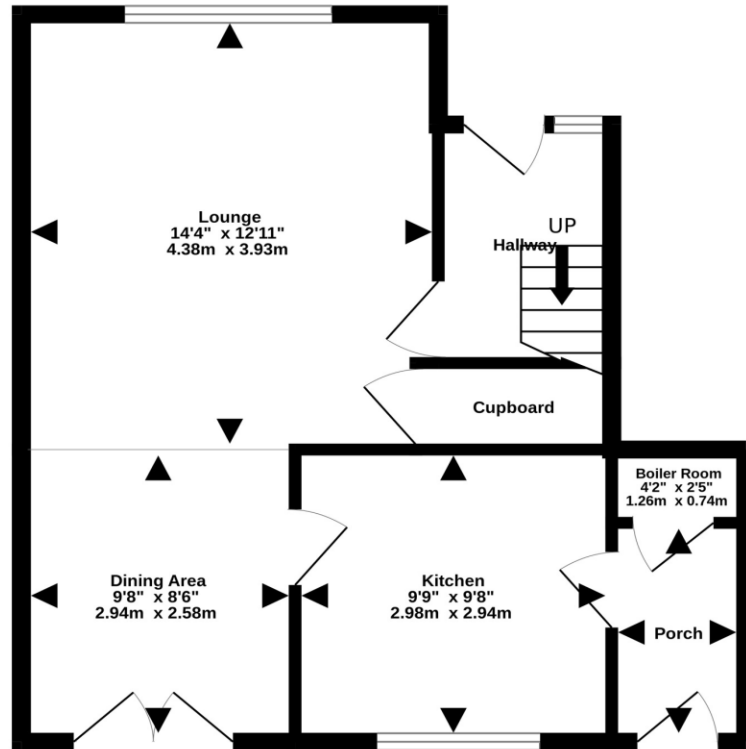
GARDEN:

The property is set within its own area of easily maintained garden ground.

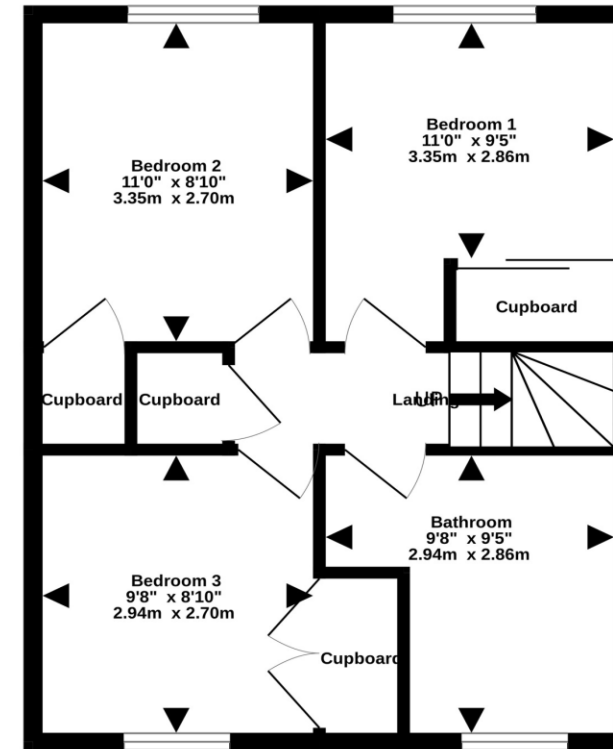
The front garden has been laid out in quartz gravel set within a low-level Fyfe stone wall. There is a pathway to the front door and access to the rear garden. The enclosed rear garden has been laid out with artificial lawn and wooden decking area set within a Fyfe stone wall and fenced borders.. There is a driveway to the rear with ample room for off road parking, accessed from Clenoch Parks Road. Outside light and water supply.



Ground Floor
458 sq.ft. (42.6 sq.m.) approx.



1st Floor
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.

NOTES

It is understood that, on achieving a satisfactory price, the vendors will include integrated kitchen appliances, fitted floor coverings and blinds throughout.

COUNCIL TAX

Band D

EPC RATING

C(74)

SERVICES

Mains electricity, drainage & water. Gas fired central heating.

VIEWING ARRANGEMENTS

Through the selling agents, South West Property Centre Limited at their Stranraer office. 01776 706147

OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

