



12 Monument View
Leswalt , DG9 0JJ



Substantial, detached family home in a prime location in a prestigious cul-de-sac..

Offers Over: £315,000 are invited

12 Monument View, Leswalt, Stranraer, DG9 0JJ



Key Features:

- . Spacious family home
- . Detached property
- . Oil fired central heating
- . Off road parking
- . Generous garden
- . Bright and spacious accommodation
- . Well sought after location
- . Fully double-glazed
- . Scenic views





Property description

An opportunity to acquire a splendid modern detached family home located within a private and prestigious residential cul-de-sac development. Immaculate condition throughout with a range of attractive features to appreciate including superb open plan kitchen, splendid bathroom, open plan lounge, En-suite master bedroom, multi fuel burning stove, fresh/ modern décor throughout, bright and spacious accommodation. Set within a generous area of garden ground. This is a delightful family home and viewing is to be highly recommended. Full oil-fired central heating and uPVC double glazing.

Of timber frame construction under a slate roof and finished in brick and render, the property is in excellent condition and displays a range of first-class features including two luxury bathrooms, four generous sized bedrooms as well as a bright and spacious open plan dining kitchen/ family room as well as separate utility to the rear. Within its own generous area of garden ground and ample off-road parking, this property is situated adjacent to other private residences within this quiet cul-de-sac development.

Local amenities include primary schooling and general store. Other amenities within very easy reach include Wig Bay sailing club, 'Creachmor' 18-hole golf course and Soleburn garden centre. All major amenities are to be found in the town of Stranraer some 2½ miles distant including supermarkets, healthcare, indoor leisure pool complex and secondary school. Viewing of this delightful detached home is to be thoroughly recommended.







Accommodation

Porch

Front entrance into property through UPVC storm door providing access into hallway.

Hallway

Spacious open hall providing full access to ground level accommodation as well as oak stairs providing access to upper-level accommodation. Central heating radiator, integrated smoke detector as well as access to front porch.

Lounge

Spacious open plan lounge was large sliding patio doors giving access to rear garden, central heating radiator corner multifuel burning stove, TV socket as well as open access into dining room

Dining room

Open plan access via lounge into spacious dining room with central heating radiator, double glazed window as well as access into hallway.

Kitchen/ Family room

Large open plan dining kitchen and family room with modern floor and wall mounted units. Granite worktops with stainless steel sink, integrated 'AEG' ovens and microwave as well as integrated dishwasher. Open plan to sitting area with multifuel burning stove, large double-glazed windows to the front and rear, as well as sliding patio doors for outside access. Modern central heating radiator and TV socket. Access to rear utility.

Utility room

Access via kitchen, generous sized utility with floor mounted units and built in storage. Composite sink as well as plumbing and space for a washing machine and tumble dryer and rear access to garden. Central heating boiler also.

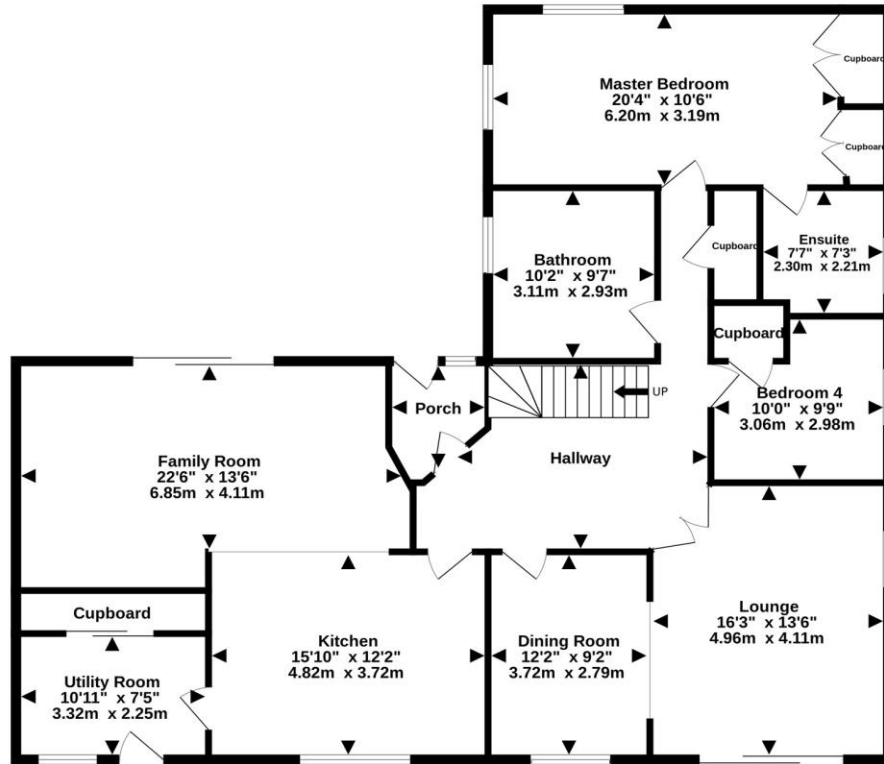
Bedroom

Well-proportioned double bedroom with double glazed window and central heating radiator as well as built in storage.

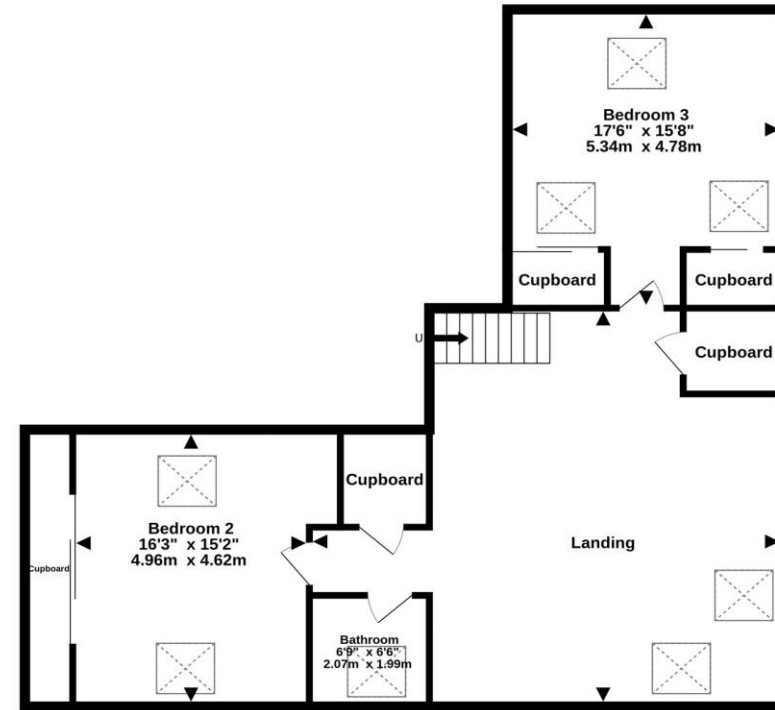




Ground Floor
1623 sq.ft. (150.8 sq.m.) approx.



1st Floor
1118 sq.ft. (103.8 sq.m.) approx.

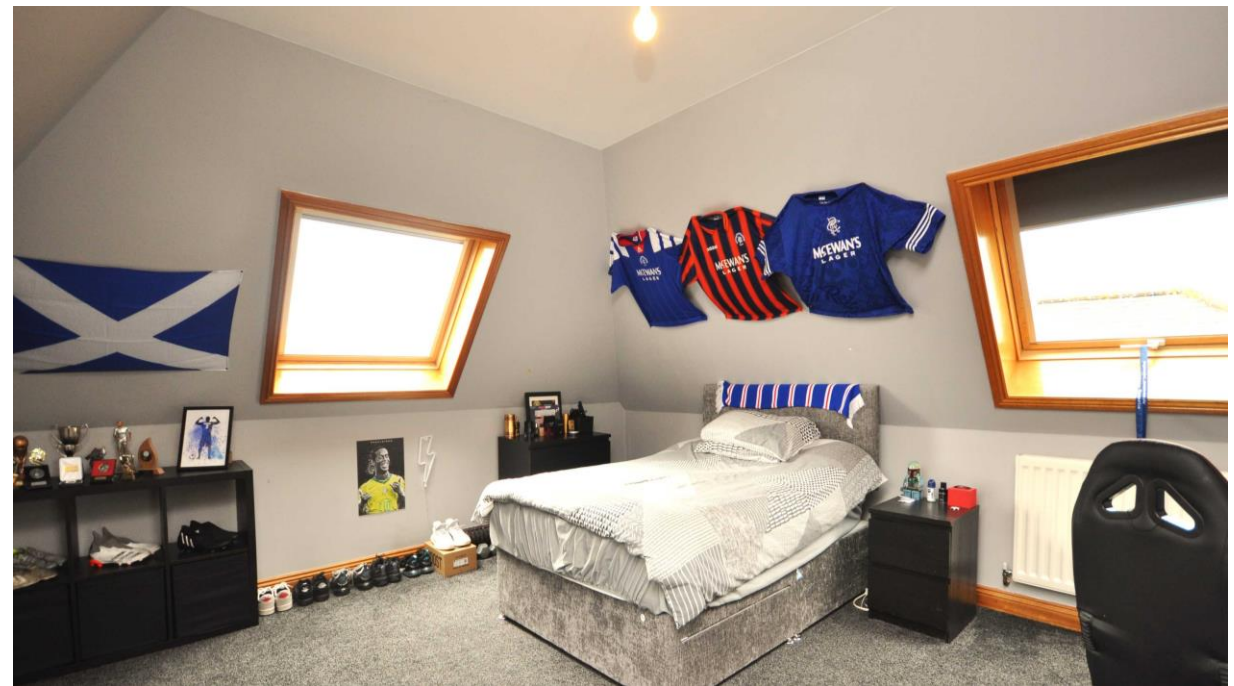


TOTAL FLOOR AREA : 2741 sq.ft. (254.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

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 F

EPC RATING

C

SERVICES

Mains electricity, drainage & water. Oil 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.

