



6 Belmont Crescent
Stranraer, DG9 7BP

Semi-detached, three-bedroom, ex local authority property with ample off-road parking.

Offers Over: £100,000 are invited

6 Belmont Crescent, Stranraer, DG9 7BP



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Key Features:

- . Spacious family home
- . Ideal first-time purchase
- . Gas central heating
- . Enclosed garden to rear
- . Ample off-road parking
- . Convenient location
- . Fully double-glazed
- . Three double bedrooms



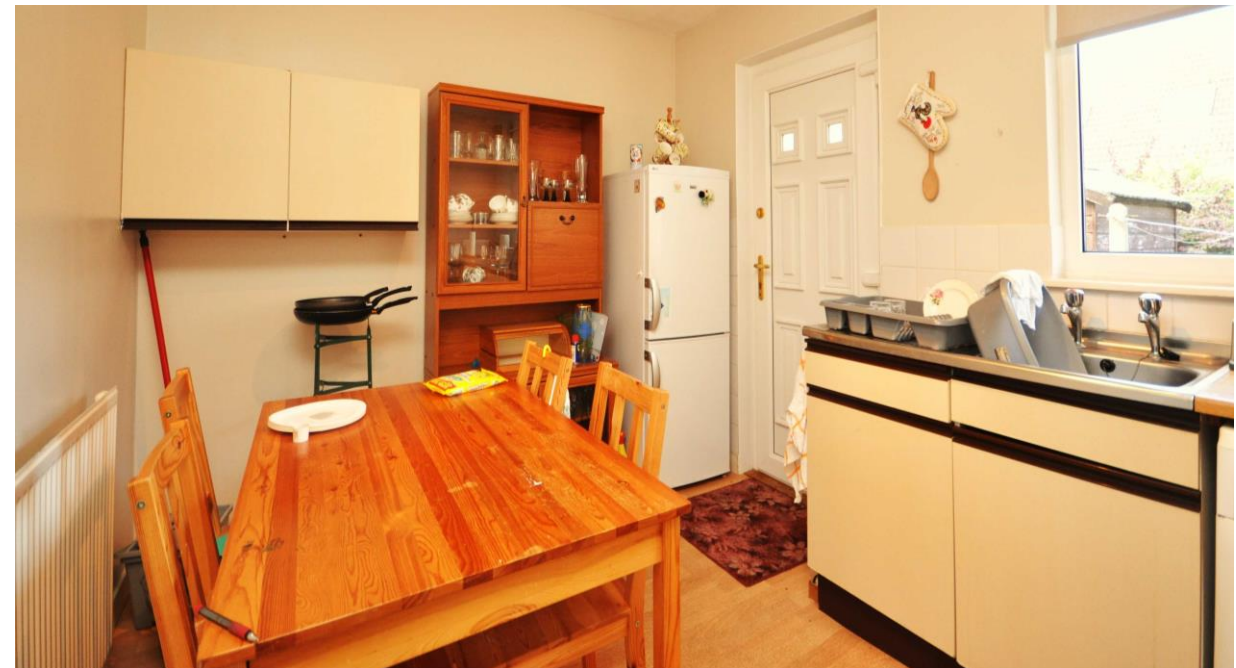


Property description

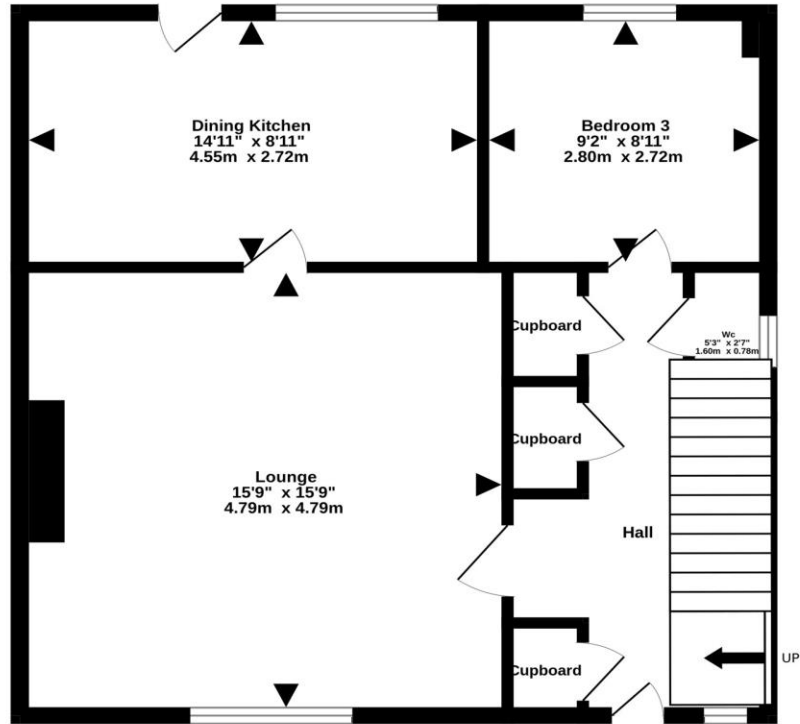
This is a semi-detached home occupying a pleasant location within a popular development towards the southern side of Stranraer and within easy reach of all major amenities. It benefits from uPVC double glazing and gas fired central heating. In good condition with some scope for modernisation within, this property is ideally suited as a first-time purchase or buy-to-let investment. The property is set amidst its own easily maintained garden ground and also benefits from off road parking both to the front and rear.

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 a semi-detached home which is ideally suited to the first-time buyer. Of timber frame construction under a tiled roof, the property benefits from gas fired central heating and uPVC double glazing. In good condition throughout with scope for modernisation within. It is situated adjacent to other properties of similar style and has an outlook over same. Situated amidst its own area of easily maintained garden ground.

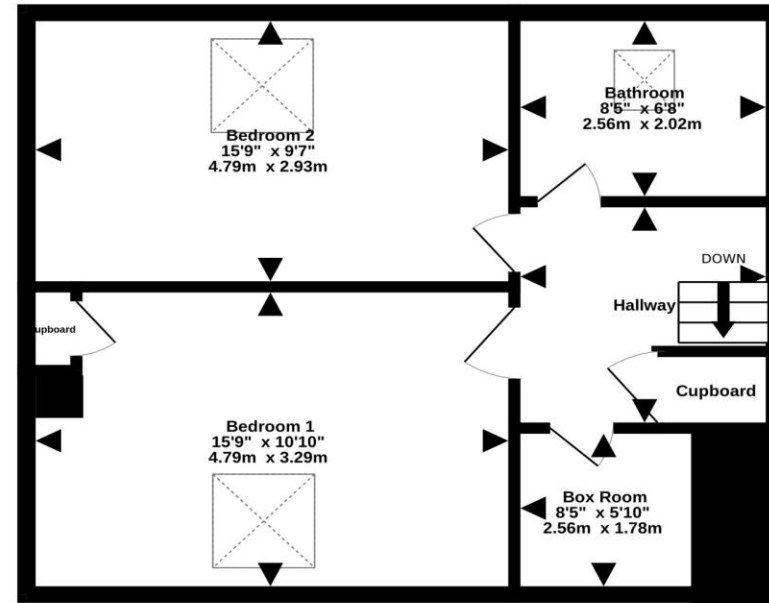
Local amenities include a supermarket and general store, while all other major amenities are located in and around the town centre and include supermarkets, healthcare and indoor leisure pool complex. Viewing of this property is to be highly recommended.



Ground Floor



1st Floor



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.

Accommodation

HALLWAY:

Entry to the property is by way of an uPVC storm door with side panel. There are three hall cupboards and CH radiator.

LOUNGE:

This is a well-proportioned lounge to the front with a feature gas fire. Carpeted flooring and CH radiator.

WC:

Comprising a WHB and WC.

'DINING' KITCHEN:

The kitchen has been fitted with a range of floor and wall mounted units in cream with wooden worktops incorporating a stainless-steel sink. There is a four-ring hob and stand alone oven. CH radiator.

BEDROOM 3:

A ground floor bedroom to the rear with carpeted flooring and CH radiator.

BATHROOM:

The bathroom has been fitted with a 3-piece suite in white comprising WC, WHB and walk in shower. There is a large Velux window as well as built in extractor and CH radiator.

BEDROOM 1:

A bedroom with Velux windows to the rear. Carpeted flooring, built-in cupboard and CH radiator.

BEDROOM 2:

A bedroom with Velux window to the front. Carpeted flooring and CH radiator.

GARDEN:

The property is set amidst its own area of easily maintained garden ground sat on a corner plot. The front is laid out with a planting border and is set within a low-level wall with metal gates. There is a large driveway to the side with ample space currently in gravel allowing for ample off road parking.





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 B

EPC RATING

D(66)

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.

