

FOR SALE

**6 BAYVIEW ROAD,
STRANRAER, DG9 8BD**



A well-proportioned family dwelling located within a popular residential development towards the east end of town and conveniently close to primary/secondary schooling. The property benefits from a spacious dining kitchen, new external insulation, gas fired central heating and uPVC double glazing. Set within its own area of easily maintained garden ground.

**HALLWAY, LOUNGE, 'DINING' KITCHEN,
REAR PORCH, WC, SHOWER ROOM,
3 BEDROOMS, FLOORED LOFT, GARDEN**

PRICE: Offers over £100,000 are invited



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& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED
Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Located towards the east end of town within a popular residential development and conveniently situated close to both primary and secondary schooling, this is a well-proportioned residence well suited to family living.

The property benefits from a spacious 'dining' kitchen, new external insulation, gas fired central heating and uPVC double glazing.

Of traditional construction under a tiled roof, the property is situated adjacent to other properties of similar style and has an outlook over same to the front with the outlook to the rear being over garden ground. It is set within its own area of easily maintained garden ground.

Other local amenities within easy reach include general store and bar/restaurant while all major amenities including supermarkets, healthcare and indoor leisure pool complex are to be found in and around the town centre, approximately a 1 mile distant.

HALLWAY:

The property is accessed by way of uPVC storm door with side panel. CH radiator and electricity meter cupboard.



LOUNGE:

This is a most comfortable and well-proportioned room to the front. CH radiator and TV point.



Further lounge image



'DINING' KITCHEN:

The kitchen fitted with a range of floor and wall mounted units with worktops incorporating an asterite sink with mixer. There is a gas cooker point, space for an under-counter fridge and plumbing for an automatic washing machine. CH radiator



Further kitchen images



SHOWER ROOM:

The bathroom is fitted with a 3-piece suite in white comprising a WHB, WC and large shower cubicle housing an electric shower.



BEDROOM 1:

A bedroom to the front with CH radiator.



REAR PORCH:

Access to the rear garden and under stairs WC.

LANDING:

The landing provides access to the shower room, bedroom accommodation and loft. CH radiator.



BEDROOM 2:

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



BEDROOM 3:

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

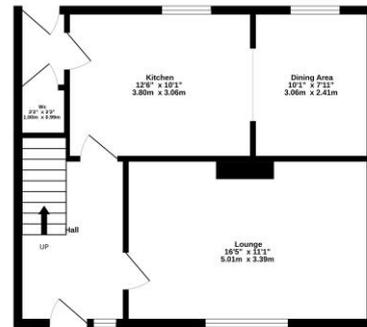
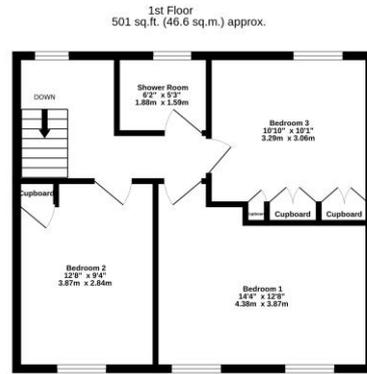


FLOORED LOFT:

The loft has been floored out and is accessed by way of a pull-down ladder. Velux window to the rear.

GARDEN:

The property is set amidst its own area of easily maintained garden ground. The front is laid to quartz gravel and is set within a low-level wall. The enclosed rear garden is laid out to lawn with gravel borders. There is a wooden garden shed, tool store and greenhouse.



TOTAL FLOOR AREA: 998 sq.ft. (92.7 sq.m.) approx.
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: 03/09/2024

COUNCIL TAX: Band 'B'

GENERAL:

All carpets and blinds included in the sale price.

SERVICES:

Mains electricity, water, gas 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.

Tel: (01776) 706147 Fax: (01776) 706890

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.