

FOR SALE

**1 MOUNT VERNON ROAD,
STRANRAER, DG9 7QR**



An opportunity to acquire a splendid semi - detached villa located within easy reach of primary schooling and all town centre facilities. In excellent condition throughout having been renovated to include a splendid 'dining' kitchen, modern bathroom, attractive internal woodwork, bright décor, new external insulation, uPVC double glazing and gas fired central heating. Set within its own area of fully landscaped garden ground.

**HALLWAY, LOUNGE, 'DINING' KITCHEN,
3 BEDROOMS, BATHROOM, GARDEN**

PRICE: Offers over £110,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
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Independent Financial
& Mortgage Advice

**Charlotte Street
Stranraer
DG9 7ED**

Tel: 01776 706147

Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Located within a 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. The property is in excellent condition throughout having been renovated to a high standard, to include a new oak design kitchen, luxury bathroom, new internal plaster work, new internal oak doors, the use of oak flooring, new oak internal woodwork and new carpets throughout.

The property is of traditional construction under a slate roof and also benefits from gas fired central heating and mostly new uPVC double glazing.

It is set with a generous corner site garden ground with ample room for off road parking. From the front of the property there is a rooftop view over the town itself to Loch Ryan beyond.

Local facilities close by include general store, primary schools and the Ryan Leisure Centre, while all major amenities are located with the town centre approximately a half mile distant.

HALLWAY:

The property is accessed by way of a uPVC storm door with side panel. CH radiator, built-in cupboard, and electric meter cupboard.



LOUNGE:

This is a bright public room to the front. There is a wooden fire surround housing a gas fire. CH radiator and TV point.



KITCHEN:

The kitchen has been fitted with an excellent range of floor and wall mounted units with ample worktops incorporating a stainless-steel sink with mixer. There is a gas hob, stainless steel extractor hood, built-in oven, integrated fridge freezer, plumbing for an automatic washing machine, and plumbing for a dishwasher. Tiled flooring, TV point, and CH radiator.



Further kitchen images



LANDING:
Access to all upstairs accommodation and the loft. CH radiator.



BATHROOM:
The bathroom is fitted with a WHB, WC, and bath. There is an electric shower in place over the bath. Vinyl wall panelling and CH radiator.

Bathroom image



BEDROOM 1:
A bedroom to the front with built-in wardrobe and CH radiator.



BEDROOM 2:
A further bedroom to the front with a built-in wardrobe and CH radiator.



BEDROOM 3:

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

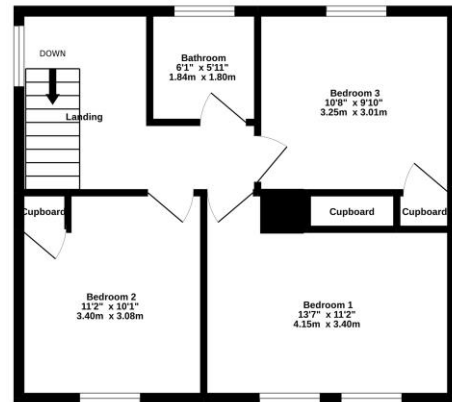


GARDEN:

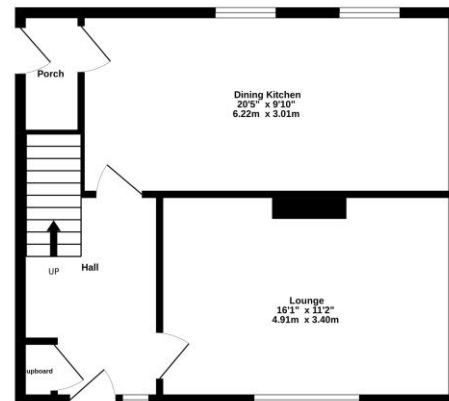
The property is set within its own easily maintained area of garden ground. The front has been laid out in gravel with mature shrubs set behind a low-level wall. There is an area of lawn to the side. The enclosed rear garden is comprised of a paved patio, gravel borders, and mature shrubs. There is a summerhouse which is available by separate negotiation.



1st Floor
493 sq.ft. (45.8 sq.m.) approx.



Ground Floor
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 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: 19/09/2024

COUNCIL TAX: Band 'B'

GENERAL:

All flooring and integrated kitchen appliances are included in the sale price. The summerhouse is available by separate negotiation.

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

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.