

**FOR SALE**

## 26 BROOMFIELD GARDENS, STRANRAER, DG9 7EZ



An opportunity arises to acquire a well-proportioned semi-detached villa occupying a quiet location only a short distance from the town centre. In fair condition, the property will require a programme of modernisation. Electric heating. Set within its own area of easily maintained garden ground with the added benefit of off-road parking.

**PORCH, HALLWAY, LOUNGE, KITCHEN, DINING ROOM/3<sup>RD</sup> BEDROOM, BATHROOM, 2 BEDROOMS, GARDEN**

**OFFERS OVER: £67,500**



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Introducers for  
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**Charlotte Street  
Stranraer  
DG9 7ED**

**Tel: 01776 706147  
Fax: 01776 706890**

[www.swpc.co.uk](http://www.swpc.co.uk)



## DESCRIPTION:

Conveniently located within easy reach of the town centre, this is a well-proportioned semi-detached property of traditional construction under a slate roof. The property will require a programme of modernisation.

It is set within its own area of easily maintained garden ground, with off-road parking.

It is situated adjacent to other residential properties of a similar style and has an outlook over same to the front and garden ground to the rear.

The property is located only a short walk from all major amenities including supermarkets, healthcare, indoor leisure pool complex and primary school. The secondary school is approximately a half mile distant.

### PORCH:

The property is accessed by way of a wooden storm door. Understairs cupboard and glazed interior door to the hallway.

### HALLWAY:

The hallway provides access to the ground floor accommodation and staircase to the first floor.



### LOUNGE:

A well-proportioned main lounge to the front. There is a tiled fire surround housing an open fire. Electric storage heater and TV point.



### Further lounge image



### KITCHEN:

The kitchen is fitted with floor and wall units with cream worktops incorporating a stainless-steel sink. Electric cooker point and plumbing for an automatic washing machine. Electric storage heater.





**DINING ROOM/3<sup>RD</sup> BEDROOM:**

A dining room or useful ground floor bedroom. Electric storage heater.



**BEDROOM 1:**

A bedroom to the front with large built-in cupboard housing the hot water tank.



**LANDING:**

Access to the bathroom and bedrooms.



**BEDROOM 2:**

A further bedroom to the front.



**BATHROOM:**

The bathroom is fitted with a WHB, WC and bath. Heated towel rail.



**GARDEN:**

The property is set within its own area of easily maintained garden ground. The front is laid out to gravel with a paved driveway and flower border. The rear garden has mainly been laid out to lawn with mature shrubs/hedges and a gravel patio.





ENTRY: Negotiable

VIEWING: By appt with S.W.P.C

DETAILS PREPARED: 19/09/2024

COUNCIL TAX: Band 'A'

SERVICES:

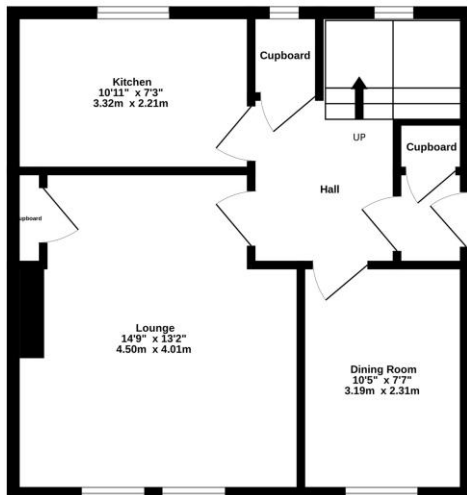
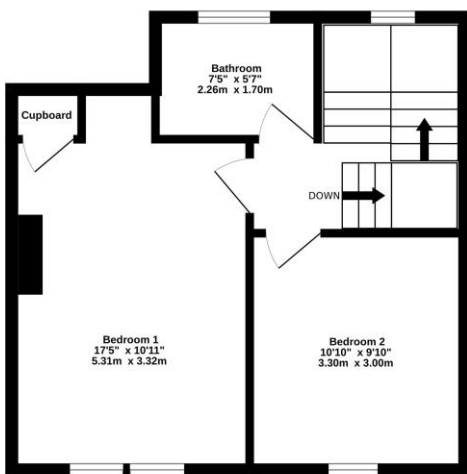
Mains electricity, gas, water and drainage. EPC = F

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](http://www.swpc.co.uk)

1st Floor  
403 sq.ft. (37.5 sq.m.) approx.



Ground Floor  
451 sq.ft. (41.9 sq.m.) approx.

TOTAL FLOOR AREA : 855 sq.ft. (79.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**