

FOR SALE

**8 HILLSIDE WAY,
STRANRAER, DG9 7TU**



An opportunity to acquire a modern, semi - detached villa, located within easy reach of primary schooling and all town centre facilities. In excellent condition throughout, it benefits from a spacious 'dining' kitchen, delightful bathroom, generous accommodation, tasteful décor and ample storage. Set within its own area of easily maintained garden ground with off-road parking. The property also benefits from double glazing and gas fired central heating.

**HALLWAY, LOUNGE, 'DINING' KITCHEN, BATHROOM,
WC, 2 BEDROOMS, GARDEN, OFF ROAD PARKING**

PRICE: Offers over £90,000 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 recently constructed 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 and benefits from a spacious 'dining' kitchen, delightful bathroom, well-proportioned family accommodation, tasteful décor and ample storage.

The property is of timber frame construction under a tile roof and also benefits from gas fired central heating and double glazing.

It is set within its own area of easily maintained garden ground with off-road parking. From the rear of the property there is a rooftop view over the town itself.

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 double glazed storm door with side panel. Large built-in storage cupboard, CH radiator and stairway to the lower level.



LOUNGE:

This is a bright public room with a window to the front. CH radiator and TV/satellite point.



'DINING' KITCHEN:

A spacious kitchen fitted with a range of floor units in cream with granite style worktops incorporating a stainless-steel sink. There is an electric cooker point and plumbing for an automatic washing machine. Large built-in storage cupboard, CH radiator and TV point.



BATHROOM:

The bathroom is fitted with a 3-piece suite in white comprising WHB, WC and bath. There is a mains shower in place over the bath with shower curtain. Ceramic tile splash backs, CH radiator and extractor.



LOWER LANDING:

Access to the bedroom accommodation. Double glazed storm door with side panel to the rear garden. CH radiator.

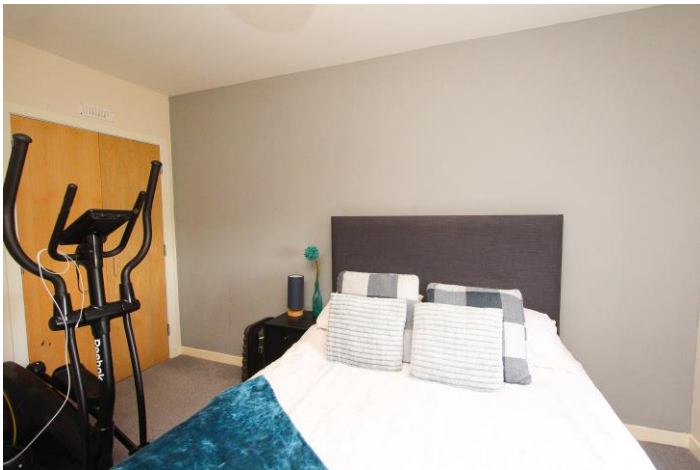
WC:

Comprising a WHB and WC in white. CH radiator.



BEDROOM 1:

A bedroom to the rear with large built-in wardrobe, CH radiator and TV point.



BEDROOM 2:

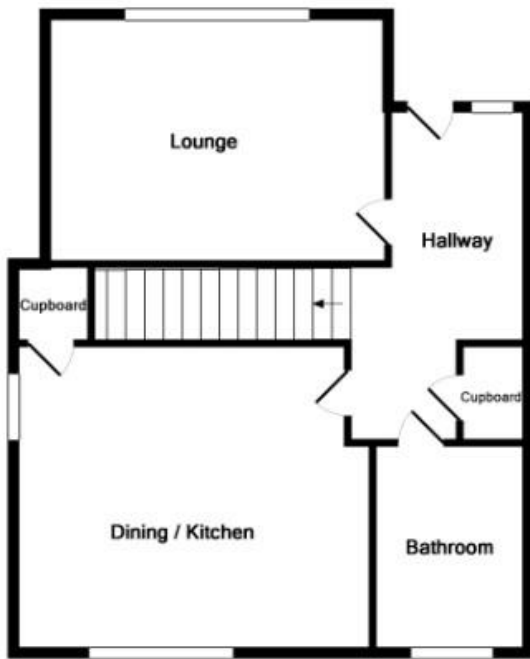
A further bedroom to the rear with built-in wardrobe and CH radiator.



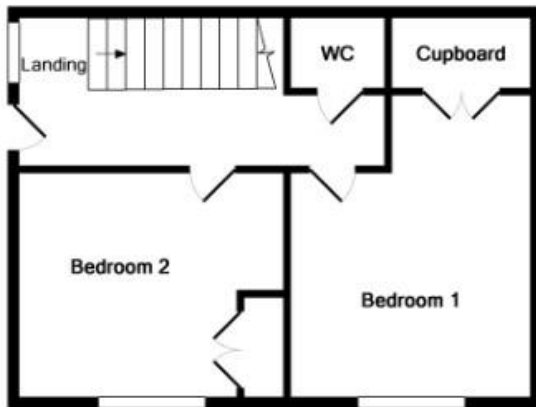
GARDEN:

The property is set within its own area of easily maintained garden ground. The front has been laid out to lawn with a paviour driveway to the side for off-road parking. The fully enclosed rear garden is laid out to lawn.





1st Floor



Ground Floor

Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metroplex ©2019

ENTRY: Negotiable

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

DETAILS PREPARED: 10/12/2024

COUNCIL TAX: Band 'C'

SERVICES:

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

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.