

FOR SALE

1 SPRINGFIELD CRESCENT, STRANRAER, DG9 7QU



An opportunity to acquire a semi-detached villa located towards the southern perimeter of town, ideally suited to the first-time buyer. The property benefits from a shaker design 'dining' kitchen, spacious bathroom, new internal doors, new internal woodwork, uPVC double glazing and gas fired central heating. Set within its own generous area of garden ground with the added benefit of a summer house.

**HALLWAY, LOUNGE, 'DINING' KITCHEN,
BATHROOM, 3 BEDROOMS, GARAGE,
SUMMER HOUSE, GARDEN**

PRICE: Offers over £110,000 are invited



Property Agents

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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 southern perimeter of the town and within easy reach of the town centre, this is a semi-detached property which provides comfortable family accommodation over two floors. It benefits from a shaker design 'dining' kitchen, spacious bathroom, new intern doors, new internal woodwork, uPVC double glazing and gas fired central heating.

It is set amidst its own generous area of garden ground with a wooden summer house and timber decking. There is a garage to the side which has previously had planning approved for change of use to living accommodation.

It is situated adjacent to other properties of similar style and has an outlook over same.

Local amenities include general store and Belmont Primary School while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all located in and around the town centre approximately one and a half miles distant. There is a town centre and secondary school transport service available from closeby.

HALLWAY:

The property is accessed by way of a uPVC storm door with glazed side panel. Understairs cupboard and CH radiator.



LOUNGE:

This is a comfortable main lounge to the front. CH radiator and wall mounted TV point.



'DINING' KITCHEN:

The 'dining' kitchen is laid out in an open plan basis with the lounge and has been fitted with a range of shaker design floor and wall mounted units with marble style worktops incorporating a stainless-steel sink and drainer. There is a ceramic hob, extractor hood, built-in oven, integrated dishwasher and plumbing for an automatic washing machine. Kardean flooring and spotlight rail.



Further kitchen images



LANDING:
The landing provides access to the first-floor accommodation. Built-in storage cupboard.



BATHROOM:

The fully tiled bathroom is fitted with a three-piece suite in white comprising WC, WHB and corner bath. There is a separate shower cubicle with an electric shower. Tiled flooring and CH radiator.



BEDROOM 1:

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



ENTRY: Negotiable

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

DETAILS PREPARED: 10/12/2024

COUNCIL TAX: Band 'B'

GENERAL:

All fitted flooring, blinds, integrated kitchen appliances, light fittings and summer house are included in the sale price.

SERVICES:

Mains electricity, gas, water and drainage. 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.

Telephone (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. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**