



**28 Springwell Road,
Stranraer,
DG9 0DA**

Offers in the region of £110,000



Stranraer is a small town situated in the southwest of Scotland, within Dumfries and Galloway. Nestled on the shores of Loch Ryan, it has a long history as a maritime hub, once serving as the main ferry port connecting Scotland to Northern Ireland. Although ferry operations have since moved north to Cairnryan, Stranraer retains a coastal charm with its picturesque harbour, historic buildings, and tranquil setting. The town is surrounded by rolling countryside and close to scenic spots like the Rhins of Galloway, the Mull of Galloway lighthouse, and the lush gardens of Castle Kennedy. Stranraer is also known for its welcoming community, local shops, and traditional Scottish character, making it a peaceful destination for visitors seeking a quiet retreat by the sea.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- ◆ Semi-detached property
- ◆ Located close to all local amenities
- ◆ Two bedrooms
- ◆ Benefits from double glazing and gas central heating
- ◆ Off road parking and garage



This charming semi-detached property is ideally located close to all local amenities, offering convenience and accessibility. The home features two well-proportioned bedrooms, double glazing and gas central heating, ensuring comfort and energy efficiency. Externally, the property benefits from off-road parking and a large garage, providing ample space for vehicles or storage. While the property is in need of modernisation, it presents an excellent opportunity for buyers to add their own personal touch and create a comfortable home to suit their needs.

Accommodation comprises: – Ground Floor: Entrance Porch. Hall. Lounge. Kitchen. Dining Area. First floor- Bathroom. Two bedrooms.



GROUND FLOOR ACCOMMODATION

Entrance Porch – 1.96m x 1.16m

Glazed UPVC entrance door. South-east facing window. Storage cupboard housing electric meters.

Hall – 2.00m x 1.93m

Glazed hardwood door gives access to the front porch. Stairs to first floor accommodation. Radiator.

Lounge – 4.90m x 3.40m

A bright and inviting lounge featuring both northwest- and southeast-facing windows, allowing for an abundance of natural light throughout the day. The room's centrepiece is a charming feature fireplace with a tiled mantel and matching hearth, adding warmth and character to the space. Radiator.

Kitchen – 5.02m x 2.75m

North-west facing window overlooking rear garden. Open plan with dining area. Fitted with a range of floor units, ample worktops and inset stainless steel sink. Space for slot in cooker. Space and plumbing for washing machine. Wall mounted gas combi boiler. Glazed UPVC door gives access to the garden. Hardwood door gives access to the garage.



FIRST FLOOR ACCOMMODATION

Landing

South-east facing window. Build-in cupboard with shelved storage. Hatch to attic.

Bedroom 1 – 4.01m x 3.36m

North-west and south-east facing windows. Two built-in wardrobes. Radiator.

Bedroom 2 – 3.85m x 3.20m

South-east and west facing windows. Two built-in wardrobes. Radiator.

Bathroom – 2.12m x 2.00m

Partially tiled and fitted with a white suite comprising WC, wash hand basin and walk-in shower cubicle with electric shower. Radiator.



Garden

The front of the property is predominantly laid to lawn, with a driveway leading to the garage, offering convenient off-road parking. The rear garden is also laid to lawn for ease of maintenance and is fully enclosed, providing a safe and private outdoor space.

OUTBUILDING

Garage (6.72m x 6.35m) with power and light laid on, radiator and hardwood door gives access to the rear garden.



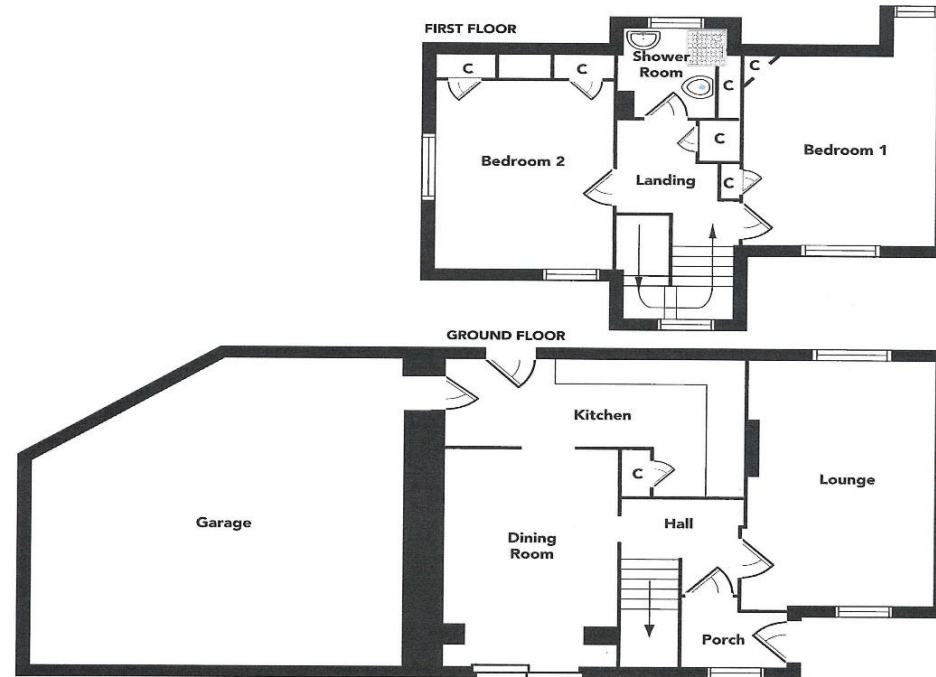
SERVICES

Mains supplies of water, gas and electricity. The property is connected to the mains drainage system.

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.





Floorplans are indicative only - not to scale
Produced by Plushplans

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None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.