



23 Garrick Drive, Stranraer

DG9 7FH

Offers Over £125,000 are invited

23 Garrick Drive

Stranraer

Local amenities within easy reach include a general store and a primary school. All other major amenities, including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in and around the town centre, approximately 1 mile distant. There is a town centre and secondary school transport service available from close by.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- A modern semi-detached villa
- Popular residential location
- Maple design kitchen
- Ground floor WC
- Delightful bathroom
- Gas central heating and uPVC double glazing
- Easily maintained garden ground
- Off-road parking



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Located in a sought-after residential area, this modern three-bedroom, semi-detached villa offers a blend of style, comfort, and practicality. The home welcomes you with a bright and inviting entrance hall, leading to a spacious lounge/dining room that is perfect for both relaxing and entertaining. The maple design kitchen is well-appointed with contemporary cabinetry and ample workspace. A convenient ground-floor WC adds to the functionality of the living space. Upstairs, you will find three bedrooms and a family bathroom. The property further benefits from gas central heating and uPVC double glazing throughout, ensuring warmth and energy efficiency all year round.

The outdoor space is designed for ease of maintenance with the added benefit of off-road parking.

This delightful home is perfectly positioned to enjoy all the benefits of a popular residential location, with local amenities, schools, and transport links just a short distance away. Whether you are a first-time buyer or seeking a refined family home, this property is sure to impress with its blend of modern features and practical outdoor space.



Hallway

The property is accessed by way of a uPVC storm door. Laminate flooring and a CH radiator.

Lounge/Dining Room

A main lounge to the front with an under stairs cupboard, laminate flooring, CH radiator and a wall-mounted TV point. The dining area is laid out in an open plan basis with the lounge and has French doors leading to the rear garden and a CH radiator.

Kitchen

The kitchen is fitted with a range of maple design floor and wall-mounted units with granite-style worktops incorporating a stainless steel sink. There is a gas hob, extractor hood, built-in oven, fridge freezer and an automatic washing machine. CH radiator.

WC

A ground floor WC comprising a WHB and WC. Heated towel rail.

Bathroom

The bathroom is fitted with a three-piece suite in white comprising a WHB, WC and bath with an electric shower over. Heated towel rail and ceramic wall tiles.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

A further bedroom to the rear with a CH radiator and a TV point.



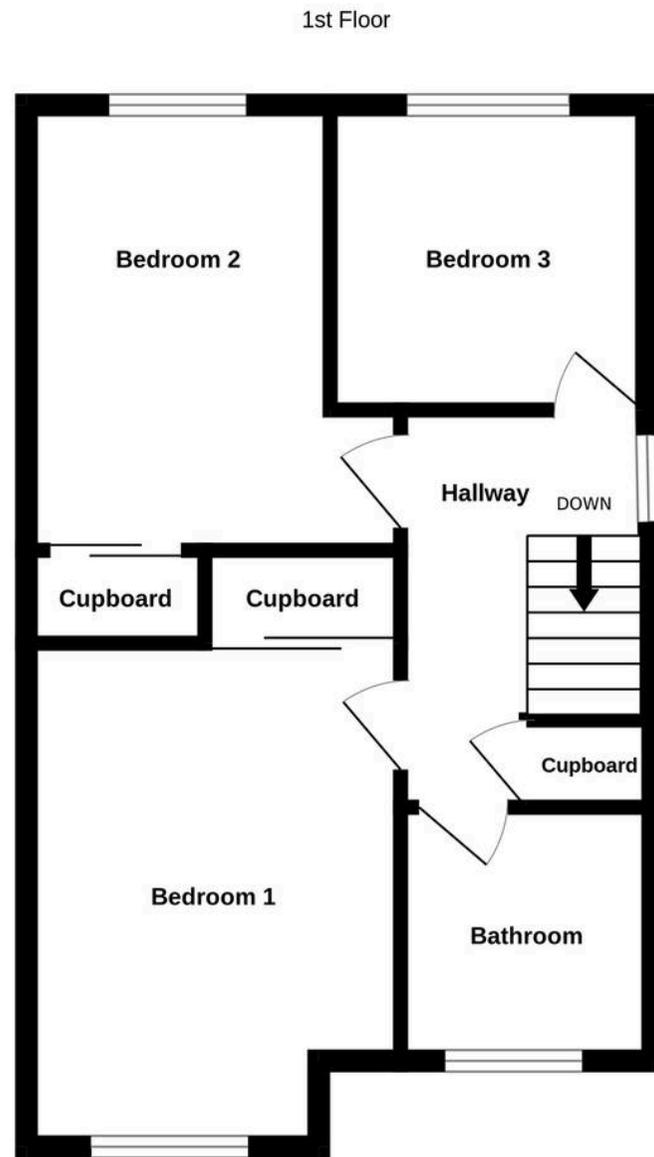
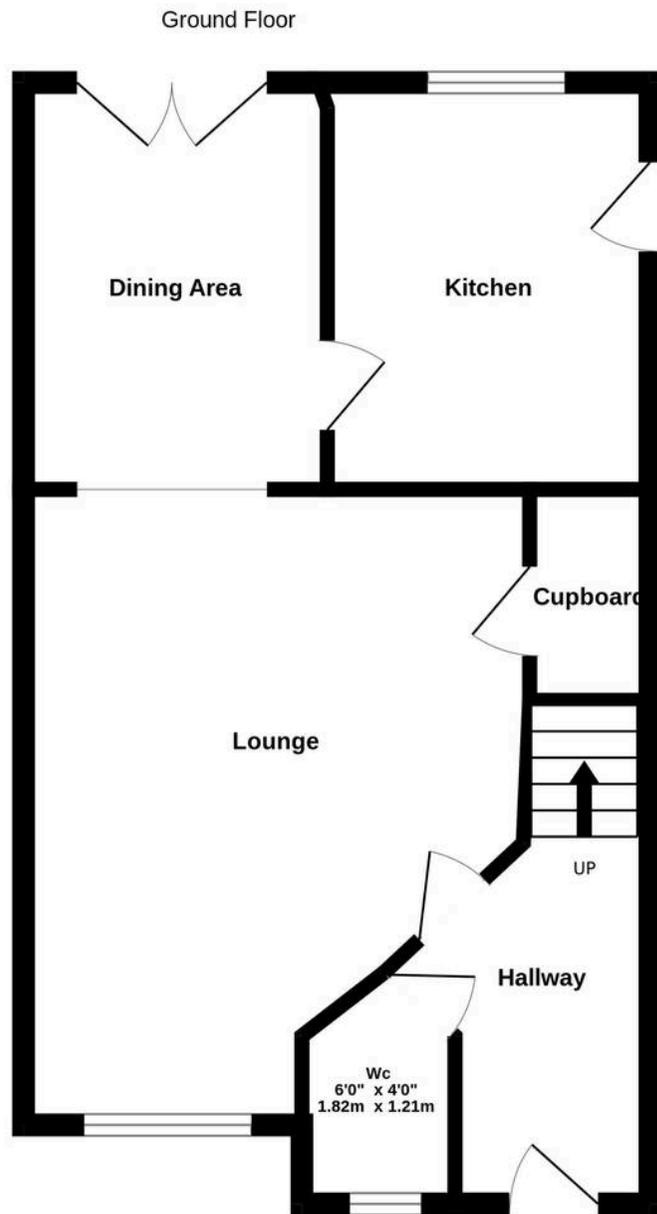
GARDEN

The property is set within its own area of easily maintained garden ground. The front is laid out to gravel with a shrub border. There is a driveway to the side providing ample room for off-road parking. The enclosed rear garden is predominantly laid out to lawn. There is a wooden garden shed.

Driveway

Off street parking





Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.





South West Property Centre Ltd

South West Property Centre, Charlotte Street - DG9 7ED

01776 706147

property@swpc.co.uk

www.southwestpropertycentre.co.uk



Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.