



**10 BEECHWOOD AVENUE,**  
**STRANRAER,**  
**DG9 0BH**

**SOLICITORS & ESTATE AGENTS**  
**4/6 SOUTH STRAND STREET**  
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**SEMI-DETACHED VILLA IN POPULAR “RIGHT TO BUY”  
AREA**

**EXCELLENT ORDER THROUGHOUT**

**FULL DOUBLE GLAZING, GAS CENTRAL HEATING**

**ACCOMMODATION COMPRISES – VESTIBULE,  
HALL/STAIR, LOUNGE, SITTINGROOM or BEDROOM 3,  
KITCHEN, 2 BEDROOMS, BATHROOM**

**GARDENS TO FRONT & REAR**

**OFF-STREET PARKING, GARAGE, WOODEN SHED**

**OFFERS OVER £90,000**

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## **DESCRIPTION**

10 Beechwood Avenue represents an excellent opportunity to enter the housing market with a spacious, well maintained and well decorated home at a sensible price.

The property has been well looked after by the current owner and will make an enviable home or "buy to let" investment.

The property is located within a popular "Right to Buy" development at the western end of Stranraer. There are many amenities nearby to include a Grocer's shop and Sheuchan Primary School. A bus service passes nearby from which the centre of Stranraer can be reached where all other amenities are available to include a range of shops, supermarkets, Banks, leisure and recreational facilities as also secondary/tertiary education.

Early viewing of this attractive property is highly recommended.

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## **ACCOMMODATION**

### **VESTIBULE:**

uPVC/double glazed front door opens onto the vestibule. Understair cupboard. Window to the front. Electric meter cupboard. Two steps up to timber/glazed interior door opening onto hall/stair.

### **HALL/STAIR:**

With alcove. Staircase to upper level. Central heating control.

### **LOUNGE:** (16'3" x 11'6")

Spacious public room with windows to front and rear. Marble effect fire surround/mantle with Living Flame gas fire. Shelved alcoves/cupboards. Central light pendant.



### **SITTINGROOM or BEDROOM 3:**

(10'6" x 10'6")

With front facing window. Useful additional space which could either be a sittingroom/study or a further bedroom.



### **KITCHEN:** (16'6" x 9' at maximum)

Galley style kitchen to the rear of the property with a good range of modern fitted units both base and wall mounted with beech effect worktops. Stainless steel sink with single drainer. Wall mounted Worcester central heating boiler. Fridge freezer and electric cooker. Shelving. Vinyl floor covering. Larder cupboard. uPVC double glazed rear door.



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## UPSTAIRS

### FIRST FLOOR LANDING:

With hatch to attic.

### BEDROOM 1: (12'9" x 10'6")

Most attractive bedroom to the side of the property with windows to the front and side elevations. Slight coomb. Wall cupboards.



### BEDROOM 2: (15' x 11'6")

Further spacious bedroom with windows to the front and rear. Slight coomb. Built-in wall cupboards/wardrobes.



### BATHROOM: (9'3" x 7')

Attractive bathroom to the rear of the property with modern white suite. Tiling around bath. Built-in cupboard.



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### FRONT GARDEN:

Enclosed with a low wall. Laid out largely in lawn with flower borders. Driveway leading to garage.

### REAR GARDEN:

Laid out largely in lawn for ease of maintenance. Garden shed.

### SERVICES:

Mains electricity, gas, water and drainage.

### COUNCIL TAX:

Band "B".

**ENTRY:**

Early entry available.

**VIEWING:**

Strictly by appointment only through Rankin & Aitken.

**PRICE:**

Offers over £90,000 are invited to include carpets and kitchen appliances. Furnishings available by negotiation.

**OFFERS**

All Offers for the above property should be made in writing to:

**RANKIN & AITKEN,  
4/6 SOUTH STRAND STREET,  
STRANRAER, DG9 7JW.**

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The aforementioned particulars have been prepared for the general assistance of enquirers. While every care has been taken to ensure accuracy, no warranties are given. Interested parties should satisfy themselves on all essentials, and will be held to have done so. Where measurements are given, these are approximate only.

