



**108 FAIRHURST ROAD,**  
**STRANRAER,**  
**DG9 7QE**

**SOLICITORS & ESTATE AGENTS**  
**4/6 SOUTH STRAND STREET**  
**STRANRAER DG9 7JW**

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**WELL PRESENTED MID-TERRACED PROPERTY IN POPULAR  
RIGHT TO BUY AREA**

**GOOD DECORATIVE ORDER THROUGHOUT**

**GAS CENTRAL HEATING, FULL DOUBLE GLAZING**

**OFF STREET PARKING**

**ACCOMMODATION COMPRISES – HALL/STAIR, LOUNGE,  
SHOWER-ROOM, KITCHEN, 3 BEDROOMS, BATHROOM**

**GARDENS TO FRONT & REAR**

**OFFERS AROUND £84,000**

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## **DESCRIPTION**

108 Fairhurst Road offers an excellent opportunity for the first-time buyer to take the first step on the property ladder. Equally, the property would offer an excellent buy to let opportunity.

This is terraced property within a popular Right to Buy development within Stranraer and benefits from full double glazing and central heating. The house is in a good state of decorative order with newly installed carpets throughout.

The front garden has been laid out in block paving/chippings for ease of maintenance. The rear garden is largely in chippings with a drying area and is enclosed by walls/fences.

Early viewing of this attractive property is highly recommended.

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## **ACCOMMODATION**

### **HALL/STAIR:**

uPVC double glazed front door with fan light opens onto hall/stair, providing access to all other accommodation.

### **LOUNGE:** (18'4" x 11')

Spacious public room with windows to two elevations maximising the natural light.



### **SHOWER-ROOM:** (6'9" x 6')

Ground floor shower-room with tiling to dado height. Wall mirror tiles. Shower cubicle with ceramic tiling. Vinyl floor covering. White wash-hand basin and w.c. Green shower tray.

### **KITCHEN:** (12'9" x 12'3")

Spacious kitchen to the rear of the property with ceramic tiled flooring. Tiled splashbacks. Good range of base and wall mounted units. Electric cooker? Washing machine? uPVC rear door to the garden. Understair cupboard.



## **UPSTAIRS**

### **LANDING:**

With window to the rear. Cupboard housing central heating boiler.

### **BEDROOM 1:** (13' x 9'9")

Large bright front facing double bedroom with built-in wardrobes with louvre doors.



**BEDROOM 2:** (13' x 11' at maximum)  
Further spacious L-shaped double bedroom to the front of the property.



**BEDROOM 3:** (8'10" x 8')  
Rear facing bedroom with built-in wardrobe and view over the garden.



**BATHROOM:** (6'6" x 5'6")  
With white bathroom suite. Electric shower over bath (Triton T80). Glazed shower screen. Melamine wall panels and pine lined ceiling. Wood effect floor.

**SERVICES:**  
Mains water, gas, electricity and drainage.

**ENTRY:**  
Early entry available.

**VIEWING:**  
Strictly by appointment only through Rankin & Aitken.

**COUNCIL TAX:**  
Band "B".

**PRICE:**  
Offers around £84,000 are invited to include carpets and floor coverings.

**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.