



2 AIRD CRESCENT,
CASTLE KENNEDY,
BY STRANRAER,
DG9 8SA

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

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**SPACIOUS SEMI-DETACHED VILLA IN POPULAR
“RIGHT TO BUY” DEVELOPMENT WITHIN ATTRACTIVE
VILLAGE OF CASTLE KENNEDY**

LOCATED ON CORNER SITE

**ACCOMMODATION COMPRISES – HALL/STAIR, DINING
KITCHEN, LOUNGE, BATHROOM, 3 BEDROOMS**

OIL FIRED CENTRAL HEATING, FULL DOUBLE GLAZING

SPACIOUS GARDENS TO FRONT SIDE & REAR

OFFERS OVER £89,500

DESCRIPTION

2 Aird Crescent is located on a corner site with spacious gardens to front, side and rear and is located within the attractive village of Castle Kennedy approximately three miles from Stranraer where all amenities exist to include a range of shops, supermarkets, Banks, secondary education and medical facilities.

The property itself offers comfortable accommodation on two floors ideal for family life with secluded gardens enclosed with fences/hedges.

Early viewing of this attractive property is recommended.



ACCOMMODATION

HALL/STAIR:

uPVC front door with fan light opens onto hall/stair. Attractive laminate flooring.

KITCHEN/DINER: (15' x 12'9" at maximum)

Exceptionally spacious kitchen/diner with attractive laminate floor. Fitted out with an extensive range of modern units both base and wall mounted with dark wood effect doors and granite effect worktops. Integrated fridge/freezer. One and a half bowl stainless steel sink with mixer tap and drainer. Electric cooker with extractor hood. Washing machine and dishwasher. Utility cupboard housing further appliances and additional storage. Rear uPVC door to garden.

LOUNGE: (19' x 11'9")

Spacious public room with window to the front garden and patio doors opening onto the decking area at the rear. Further attractive laminate flooring.



UPSTAIRS

LANDING:

With useful cupboard.

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

Generously proportioned double bedroom overlooking the front garden with built-in wardrobes with mirrored doors and further cupboard.



OUTSIDE

BATHROOM: (6'9" x 5'6")

Rear facing bathroom with tiled floor. Modern white suite including P shaped bath with shower over. Spotlight cluster. Modern radiator. Melamine wall linings.



FRONT GARDEN:

Enclosed with wall/hedging for seclusion. Laid out largely in lawn for ease of maintenance. Further spacious gardens to side and rear with some raised beds and ornamental trees.

REAR GARDEN:

With greenhouse. Metal shed/store. Further outbuilding. Decking area. Oil storage tank and oil heating boiler. Rotary clothes dryer.

SERVICES:

Mains water, electricity and drainage.

ENTRY:

Entry by negotiation.

VIEWING:

Strictly by appointment only through Rankin & Aitken.

BEDROOM 2: (12'9" x 11')

Further front facing spacious double bedroom.

BEDROOM 3: (9' x 8')

Rear facing bedroom ideal as a child's bedroom with built-in cupboard.

COUNCIL TAX:

Band "B".

PRICE:

Offers over £89,500 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.