



4 WESTWOOD AVENUE,
STRANRAER,
DG9 8BT

SOLICITORS & ESTATE AGENTS
4/6 SOUTH STRAND STREET
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**DETACHED BUNGALOW IN SOUGHT AFTER RESIDENTIAL
DEVELOPMENT**

GOOD CONDITION THROUGHOUT

GAS CENTRAL HEATING, FULL DOUBLE GLAZING

**ACCOMMODATION COMPRISES – VESTIBULE, HALL, LOUNGE,
DINING ROOM, KITCHEN, UTILITY ROOM WITH W.C. OFF, WET
ROOM, 3 BEDROOMS, SUN ROOM**

GARDENS TO FRONT, SIDE & REAR

GARAGE, OFF-STREET PARKING, GREENHOUSE & SHED

OFFERS AROUND £210,000

DESCRIPTION

4 Westwood Avenue is a substantial detached family residence located in a desirable development at the eastern end of Stranraer.

Westwood Avenue is a cul-de-sac but located within walking distance of Stranraer Town centre where there are many amenities to hand to include shops, supermarkets, Banks and medical and recreational facilities as well as being very handy for Rephad Primary School and Stranraer Academy.

The property was constructed in the mid 1960s and has been well looked after by the current proprietors. The property benefits from full double glazing and gas central heating.

Early viewing of this home is highly recommended as demand is expected to be high.

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ACCOMMODATION

VESTIBULE:

Timber/glazed door and fan light open onto the vestibule with wood panelling. Timber/glazed interior door opens onto the hall.

HALL: (10'3" x 5'3")

L-shaped hall with wood panelling providing access to all other accommodation. Large cupboard with electric meter. Hatch to attic space.



LOUNGE: (16' x 15')

Spacious public room with windows to two elevations maximising the natural light. Fyfestone fireplace with wooden mantle housing Living Flame gas fire. Communicating door to Dining Room. Thermometer.



DINING ROOM: (12'6" x 11')

Accessed via the Lounge and/or the Kitchen. Window to the rear garden and glazed door to Sun Room.



SUN ROOM: (10'2" x 9'6")

Located between the Dining Room and the garage. Double glazed Upvc door and windows to rear garden.



KITCHEN: (13'4" x 11')

Spacious kitchen with a good range of modern fitted units, both base and wall mounted with beech effect doors. Asterite one and a half bowl sink with drainer and mixer tap. Shelved pantry and further large wall cupboard. Electric cooker/hob.



UTILITY ROOM: (7'6" x 5'6")

Glazed door from the kitchen to the utility room housing boiler, washing machine, etc. Rear door to the rear garden. W.C. off.

WET ROOM: (8'6" x 5'3")

Featuring walk-in shower. Modern white suite with vanity unit and wall mounted mirror.



MASTER BEDROOM: (13'6" x 11')

With built-in modern fitted wardrobes/shelving in pine effect with wash-hand basin and mirror. Rear facing bedroom overlooking the back garden. Further wardrobes with mirrored sliding doors.



BEDROOM 2: (11' x 9'6")

Further bedroom overlooking the front of the property with built-in wardrobes.



BEDROOM 3: (10'3" x 9')

Front facing bedroom with built-in wardrobes, two shelved and one hanging.



GARAGE: (18'10" x 9'4")
With electric up-and-over door.

PRICE:
Offers around £210,000 are invited.

OUTSIDE

GARDENS:

The property is surrounded with gardens to front, side and rear. The front garden is laid out largely in lawn and gravel/aggregates with flower borders and shrubs/trees with driveway leading to the garage and separate slabbed footpath.

The rear garden is very spacious and lined with mature trees. Laid out largely in lawn with plantings and rotary clothes dryer. Patio area with potting shed/greenhouse. Most attractive secluded rear garden.



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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SERVICES

Mains water, gas, electricity and drainage.

ENTRY:

Early entry available.

VIEWING:

Strictly by appointment only through Rankin & Aitken.

COUNCIL TAX:

Band "E".

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.