



**7 HILLSIDE DRIVE,**  
**STRANRAER,**  
**DG9 7TW**

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

TEL 01776 702336 FAX 01776 706800

DX 581260 STRANRAER

e-mail:- [enq@rankinaitken.co.uk](mailto:enq@rankinaitken.co.uk)

website: [www.rankinaitken.co.uk](http://www.rankinaitken.co.uk)



**MODERN SEMI-DETACHED TWO STOREY PROPERTY IN A  
RECENTLY CONSTRUCTED RESIDENTIAL AREA IN CENTRAL  
STRANRAER**

**FULL DOUBLE GLAZING, GAS CENTRAL HEATING**

**EXCELLENT DECORATIVE ORDER**

**ACCOMMODATION COMPRISES – LOUNGE, HALL,  
KITCHEN/DINER, BATHROOM, 3 BEDROOMS, LOWER HALL, W.C.**

**GARDENS TO FRONT & REAR**

**OFF-STREET PARKING**

**GUIDE PRICE - £105,000**

\*\*\*\*\*

## DESCRIPTION

7 Hillside Drive offers an excellent opportunity for the first time buyer to acquire a modern well maintained and comfortable property in excellent decorative order.

The property is located within a modern development in central Stranraer and is within easy walking distance of several small shops as also larger supermarkets, Banks and leisure/recreational facilities.

An ideal family home constructed on two levels, this property should be viewed to be fully appreciated.

\* \* \* \* \*

## ACCOMMODATION

### HALL:

Timber/double glazed front door opens onto the hall with large cupboard and hatch to attic (with light). Stair to lower level. Telephone point.

### LOUNGE: (13'4" x 13')

Attractive spacious lounge to the front of the property overlooking the front garden. T.V. point.



### BATHROOM: (7'9" x 5'9")

Modern bathroom with white suite. Shower over bath. Black sparkle PVC wet wall panelling around bath to ceiling height. Wall mounted medicine cabinet with mirrored door. Vinyl floor covering.



### KITCHEN/DINER: (13'6" x 12'9")

Attractive modern kitchen diner to the rear of the property. Electric cooker point (option for gas). A good range of modern fitted units, both base and wall mounted with marble effect worktops. Wall mounted central heating boiler. Extractor. Fluorescent strip light. Vinyl floor. View to the rear towards Cairnryan.



**BEDROOM 1:** (13'3" x 10'9")

Spacious master bedroom with windows to two elevations. Built-in wardrobe. Most attractive room.

**BEDROOM 3:** (12'3" x 10'2")

Further bright spacious room. Built-in wardrobe. View to the rear garden.

**DOWNSTAIRS****LOWER HALL:**

With laminated wood floor. Understair cupboard. Timber/double glazed rear door to the rear garden.

**BEDROOM 2:** (11'6" x 10'2")

Further spacious double bedroom with built-in wardrobe. Bright attractive room with view to rear garden.



\*\*\*\*\*

**OUTSIDE****REAR GARDEN:**

Rear garden enclosed with wooden fencing. Decking area and patio area. Rotary clothes dryer. Aggregate area. Shared stairway to upper level/driveway.

**W.C:** (9' x 4'2")

White w.c. with wash-hand basin. Vinyl floor covering.



**FRONT GARDEN:**

Enclosed with wooden fencing. Laid out largely in lawn for ease of maintenance. With driveway providing off-street parking for two vehicles.



**SERVICES:**

Mains water, electricity, gas and drainage. Telephone by arrangement.

**ENTRY:**

Entry by negotiation.



**VIEWING:**

Strictly by appointment only through Rankin & Aitken.

**COUNCIL TAX:**

Band "D".

**PRICE:**

Offers around £105,000 are invited to include vertical blinds, roller blinds, curtain poles, 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.**

\*\*\*\*\*

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.