

# 14 Springfield Crescent

STRANRAER, DUMFRIES AND GALLOWAY, DG9 7QU



*THREE BED SEMI-DETACHED HOME IS SET  
WITHIN A POPULAR AREA IN THE HISTORIC  
COASTAL TOWN OF STRANRAER*



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McEwan Fraser Legal are delighted to present to the market this tastefully extended 3 bedroom semi-detached villa in a popular area within the town of Stranraer. This lovely family home has benefitted from extensive upgrading throughout and is presented in walk-in condition.

The easily maintained, landscaped and walled front garden leads to a modern uPVC front door and into a bright hallway. Quality laminate flooring extends to a bright and spacious lounge that would accommodate various furniture configurations and has under stair storage cupboard. The large and very modern dining kitchen could well be the jewel in the crown of this well-finished property. Acres of vintage oak worksurface sits over the very modern cream base and wall mounted units and benefit from well fitted Karndean flooring. This apartment further benefits from recessed LED lighting, a large American style fridge freezer, modern 5 ring gas hob with a large double oven and stainless steel hood, free-standing washing machine and a tumble dryer as well as an integrated dishwasher. Storage in this kitchen, as with the rest of the accommodation is plentiful.

**14 Springfield Crescent**

# the lounge



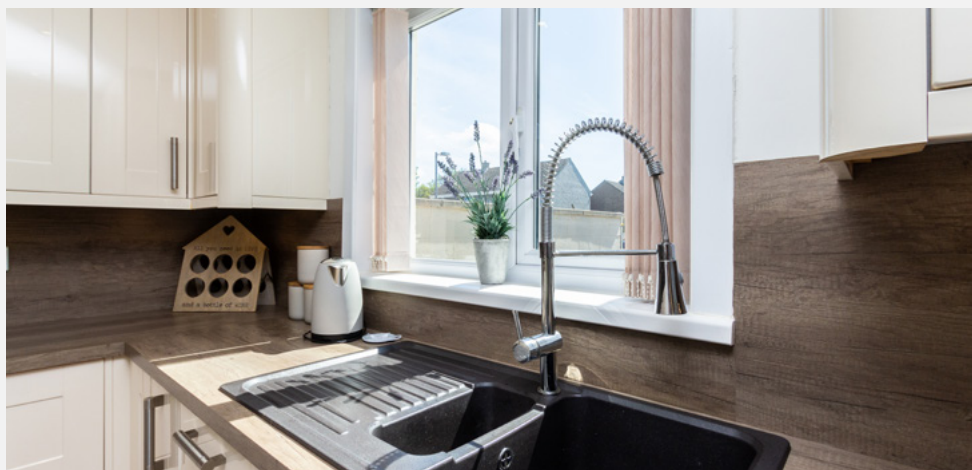




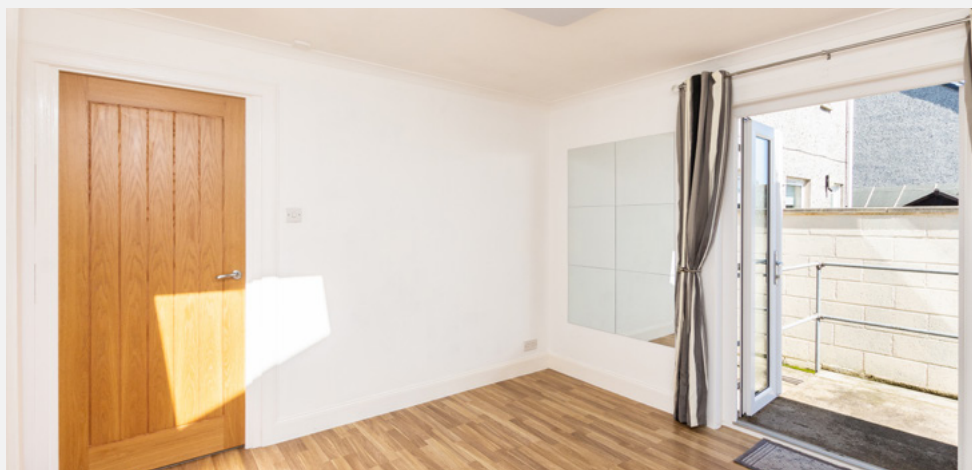
kitchen/diner







bedroom 3







**en-suite**





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The extension to the rear of the property is a bright and very generous double bedroom with a double door to the rear garden area and a Velux window letting in lots of natural light. This apartment also benefits from a double sliding door walk-in wardrobe and a full-sized en-suite bathroom with a modern white suite with side-mounted taps over bath for comfort as well as a modern Triton shower over the bath with a quality screen.

The quality grey carpeted stairway leads to the upper accommodation and hallway with a further storage cupboard. Both bedrooms on this level are generous in proportion and well presented. The master has a grey carpet with white walls and has ample room for free standing furniture. Bedroom 2 has quality grey laminate flooring and fresh white walls and further benefits from a walk-in storage cupboard with further storage within. This upper level of accommodation is tastefully completed with a modern shower room boasting grey vinyl flooring, grey wet wall finish, modern white WC and basin and a quality corner glass shower cabinet with gravity shower.

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**bedroom 1**







**bedroom 2**







**shower room**





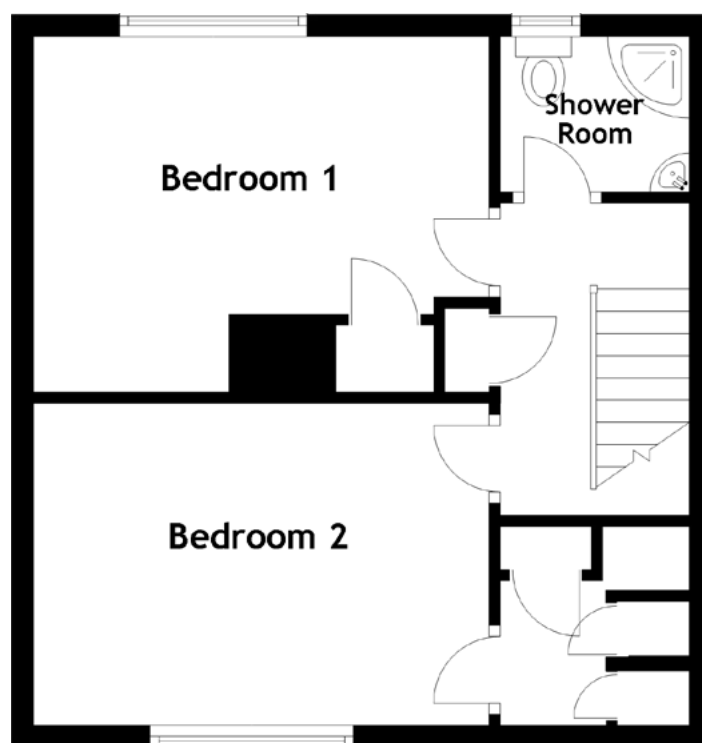
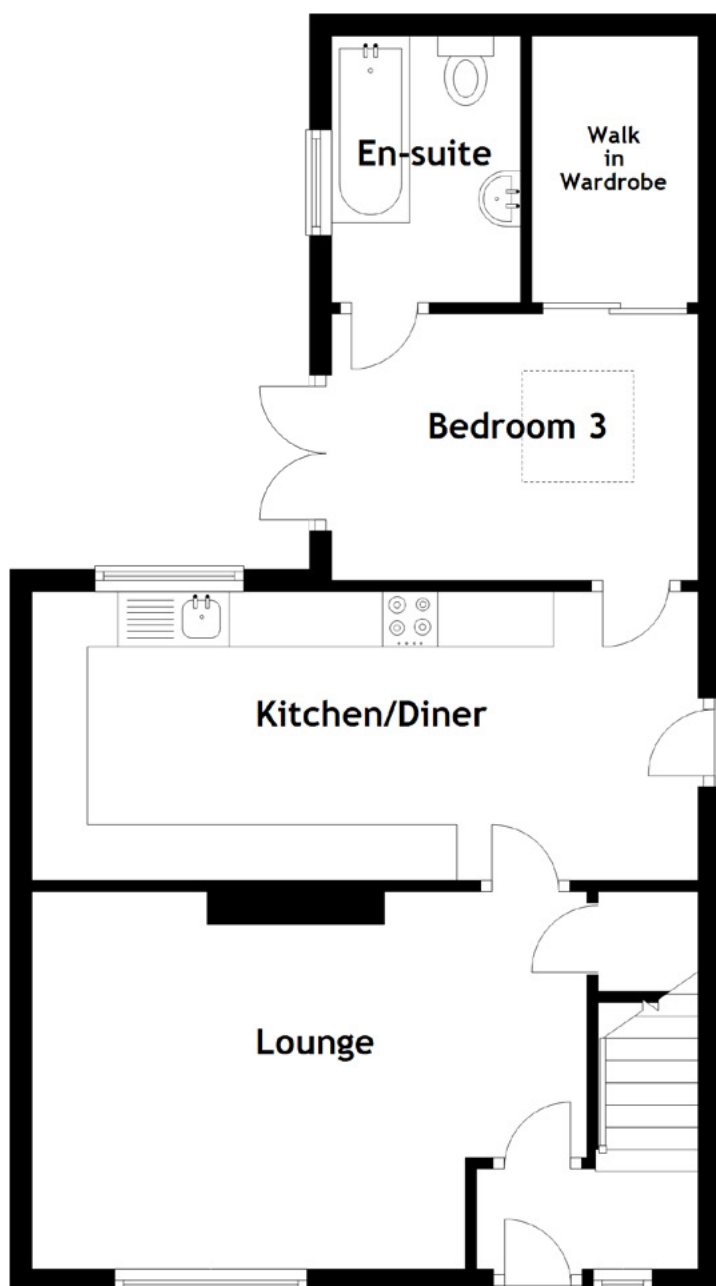
The concrete rear garden space leads to the shed and two private parking spaces in the lane to the rear of the property.

The wall could easily be removed to accommodate further parking within the property. Double glazing and a modern gas central heating system keep this lovely home warm and cosy throughout the year. Early viewing is strongly recommended for what is sure to be a popular property in the current market.

## the garden







#### Approximate Dimensions

(Taken from the widest point)

Lounge	5.00m (16'5") x 3.40m (11'2")	Bedroom 2	4.10m (13'5") x 2.90m (9'6")
Kitchen/Diner	6.00m (19'8") x 2.60m (8'6")	Shower Room	1.70m (5'7") x 1.40m (4'7")
Bedroom 3	3.30m (10'10") x 2.40m (7'10")	Gross internal floor area (m <sup>2</sup> ): 95m <sup>2</sup> EPC Rating: C	
En-suite	2.40m (7'10") x 1.70m (5'7")		
Bedroom 1	4.10m (13'5") x 3.20m (10'6")		





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This particular part of Wigtownshire has one of Scotland's most picturesque landscapes, home to Scotland's most southerly point at the Mull of Galloway (21 miles) and further east the Galloway Forest National Park (45 miles).

Stranraer itself has a really good museum at the Castle of St. John, in the centre of the town, which you can climb right to the roof to enjoy magnificent views over Stranraer. Agnew Park, on the shores of Loch Ryan, offers a great day out for children and adults alike. There are pedal boats and a miniature train, adventure playground island and pitch and putt golf. Stair Park, home to Stranraer FC whose pitch is within the park, has tennis courts, a skate/scooter park, bandstand, swings and playground as well as relaxing gardens. When the weather is not favourable visit the Ryan Centre for a swim in the leisure pool, stay fit in the gym or hire a court or the hall for badminton or football. The Ryan Theatre shows films and hosts live theatre and music events. There are many quality eateries within the town which boast very good service standard reviews. There are four primary schools in this vibrant coastal town, the closest being Belmont Primary and of course there is Stranraer Academy for secondary schoolchildren.

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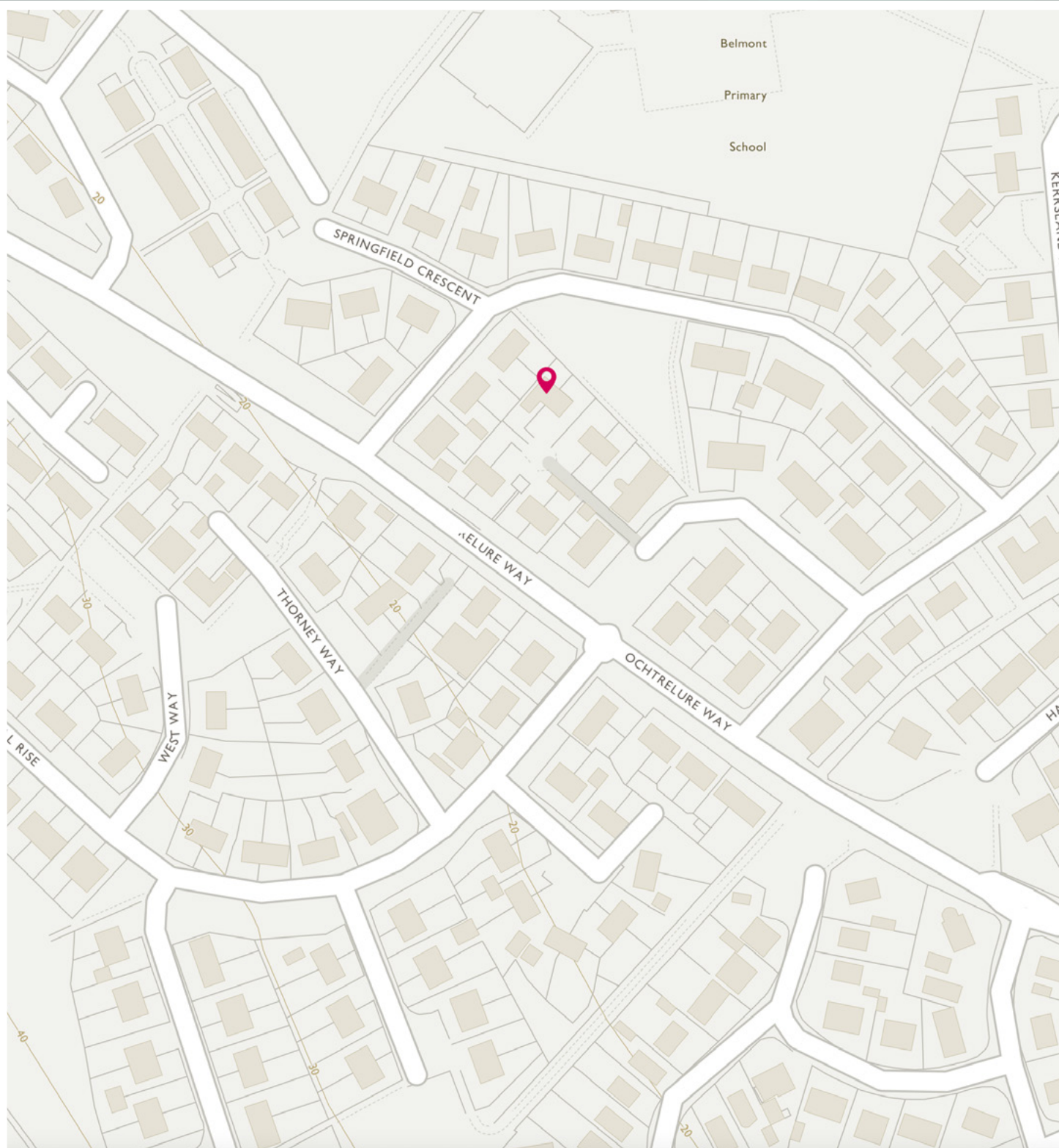


Image credit: <https://www.ordnancesurvey.co.uk/maps/>

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