



south west property centre



[www.swpc.co.uk](http://www.swpc.co.uk)

**Guide Price £55,950 are invited**

**53 Sun Street  
Stranraer  
DG9 7JL**





An opportunity to acquire a terraced property, conveniently located within easy reach of the town centre and all major amenities. The property is in good condition with some scope for general modernisation within. Ideally suited to the first time buyer or as a buy-to-let opportunity. Of traditional construction, it benefits from a spacious kitchen, ground floor shower room, gas central heating and full D/G. There is a very easily maintained garden to the rear.

**HALLWAY, LOUNGE, KITCHEN, SHOWER ROOM,  
2 BEDROOMS, GARDEN**



Occupying a convenient location within easy reach of the town centre and also major facilities, this is a terraced home which provides comfortable and well proportioned accommodation on two floors. The property is in good condition with some scope for general modernisation within.

Of traditional construction under a slate roof, the property benefits from a spacious kitchen, ground floor shower room, gas central heating and full double glazing.

The property is set within its own area of easily maintained garden ground and is situated adjacent to other properties of varying terraced style and there is an outlook to the front over same.

This is an ideal opportunity for the first time buyer to enter the property market.

All major amenities including supermarkets, healthcare, primary and secondary and indoor leisure pool complex are located in and around the town centre only a short distance away.

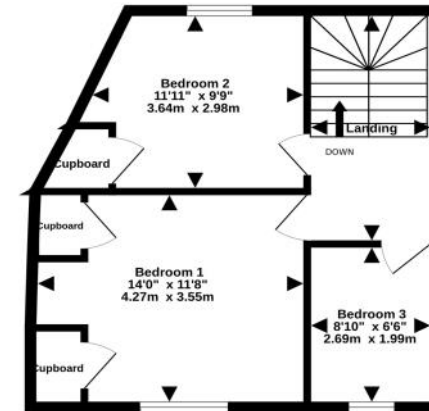
Viewing of this property is to be strongly recommended.

**Conditions of Sale** We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. **Pre-sale Appraisal** If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.

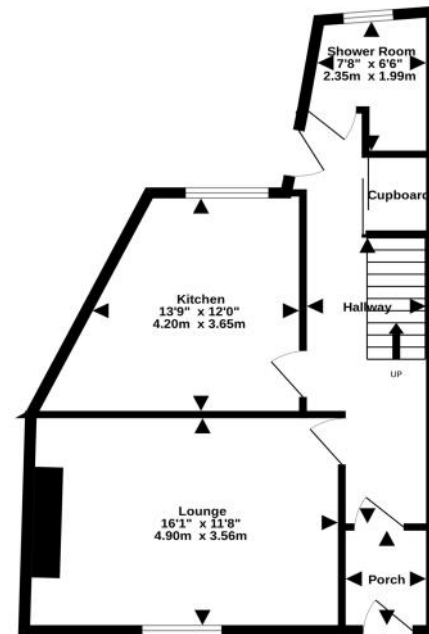




1st Floor  
413 sq.ft. (38.4 sq.m.) approx.



Ground Floor  
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2023

### NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout.

### COUNCIL TAX

Band B

### EPC RATING

D

### SERVICES

Mains gas, electricity, water & drainage

### VIEWING ARRANGEMENTS

Through the selling agents, South West Property Centre Limited at their Stranraer office. 01776 706147

### OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

