

FOR SALE

**1 WAVERLEY PLACE,
STRANRAER, DG9 7DN**



An opportunity arises to acquire an extended end-of-terrace property conveniently located within easy reach of the town centre and all major amenities. The property has undergone an extensive programme of modernisation in the recent past to include new internal plasterwork, new internal woodwork, new wiring, delightful oak kitchen, luxury bathroom and en-suite master bedroom. Gas fired CH and uPVC double glazing.

**HALLWAY, LOUNGE, DINING ROOM/SUN
LOUNGE/3rd BEDROOM, 'DINING' KITCHEN,
BATHROOM, 2 BEDROOMS (1 EN-SUITE),
OUTBUILDING, GARDEN**

PRICE: Offers over £120,000 are invited



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High profile town centre display

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Charlotte Street
Stranraer
DG9 7ED
Tel: 01776 706147
Fax: 01776 706890

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DESCRIPTION:

Conveniently located within easy reach of the town centre, this is an end-of-terrace property which provides well-proportioned accommodation over two floors.

Of traditional construction under a slate roof, the property has undergone an extensive programme of refurbishment in the recent past to include new internal plasterwork, delightful internal woodwork, new wiring, new central heating, new uPVC double glazing, splendid oak kitchen, luxury bathroom and en-suite master bedroom.

It has its own area of enclosed and fully landscaped garden ground to the rear with pedestrian access from Waverley Lane and Dalrymple Street.

It is situated adjacent to other residential property and also close to the new hospital and health centre.

All major amenities are located in and around the town centre and include supermarkets, healthcare, indoor leisure pool complex and secondary school.

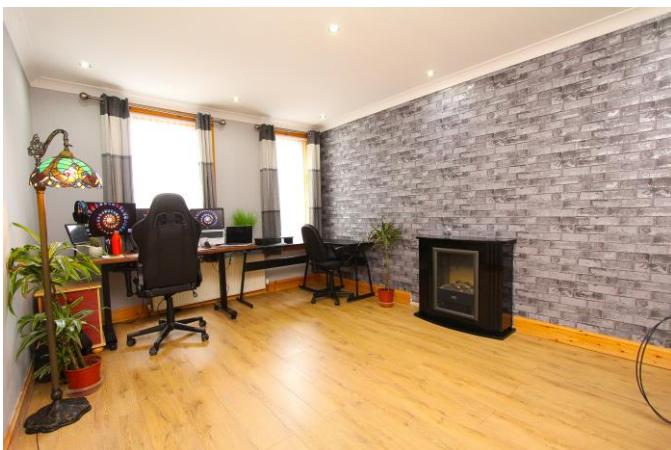
HALLWAY:

The property is accessed by way of a uPVC storm door. Built-in shelved recess, CH radiator and understairs cupboard.



LOUNGE: (Approx 3.35m – 4.77m)

A most pleasant main lounge to the front. Laminate flooring, CH radiator, and TV/satellite point.



DINING ROOM/3RD BEDROOM:

(Approx 2.85m – 4m)

A further reception room which could be used as a ground floor bedroom if required. Pine flooring, CH radiator and built-in cupboard housing the gas fired central heating boiler, the central heating system can be operated by a smart phone.

SUN LOUNGE: (Approx 2.06m – 3.49m)

A sun lounge located off the dining room. French doors to the rear garden, pine flooring and CH radiator.



'DINING' KITCHEN: (Approx 2.47m – 7m)

The kitchen has been fitted with a full range of floor and wall mounted units in oak with solid mahogany worktops incorporating a stainless steel one and a half bowl sink with swan neck mixer. There is a five-ring gas hob, cooker extractor hood, built-in oven, integrated microwave, integrated dishwasher, and plumbing for an automatic washing machine. Tiled flooring and TV point.

Kitchen images



DINING AREA: (Approx 2m -2m)

The dining area is located to the rear of the kitchen. Tiled flooring, CH radiator, and TV point.



LANDING:

Built-in cupboard and CH radiator.



BATHROOM: (Approx 2.6m – 2.4m)

The luxury bathroom is fitted with a modern white suite comprising a WHB set into a vanity unit, WC and roll top bath. There is a vinyl panelled shower cubicle housing a mains shower. Wall tiling to half wall height, tiled flooring, recessed lighting, extractor fan and heated towel rail.



MASTER BEDROOM: (Approx 3.7m – 3.2m)

A bedroom to the rear with built-in wardrobes incorporating mirror fronted doors, built-in cupboard, CH radiator, and TV point.



EN-SUITE: (Approx 1.8m – 2.3m)

The fully tiled en-suite is fitted with a WHB set into a vanity unit, WC and shower cubicle housing a multi head shower. Wet room flooring, heated towel rail, recessed lighting, and extractor fan.



Further bedroom 2 image



WORKSHOP: (Approx 2.4m – 3m)

A brick-built workshop with power and light.



BEDROOM 2: (Approx 4.29m at the widest – 4.8m)

A bedroom to the front with built-in wardrobe, CH radiator and TV point.

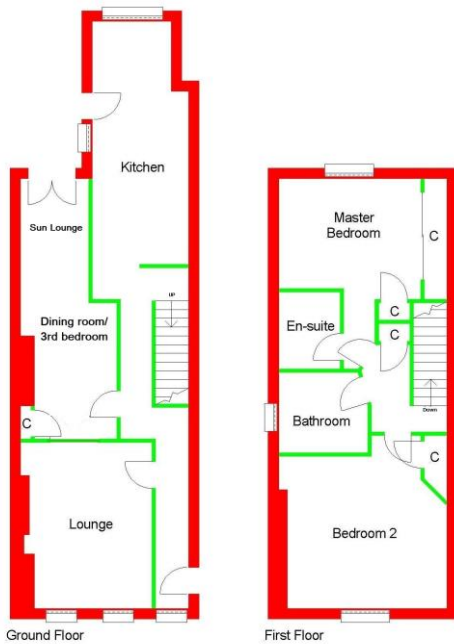


GARDEN:

There is an area of easily maintained, fully enclosed garden is situated to the rear of the property and comprises paved patio and lawn. Pedestrian access to Waverley Lane and Dalrymple Street.



1 Waverley Place.



Sketch plan for illustrative purposes only

ENTRY: Negotiable

VIEWING: By appt with S.W.P.C

DETAILS PREPARED: 19/07/2023

COUNCIL TAX: Band 'B'

GENERAL:

All fitted flooring, light fittings, and integrated kitchen appliances are included in the sale price.

SERVICES:

Mains electricity, gas, water, and drainage. EPC = D

OFFERS:

All offers for the above property should be made in writing to

South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.
Tel: (01776) 706147 Fax: (01776) 706890
www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**