

FOR SALE

**54 LOCHRYAN STREET,
STRANRAER, DG9 7HR**



An opportunity to acquire a mid-terrace residence located only a short walk from the town centre. The well-maintained property benefits from a spacious kitchen, modern shower room, the addition of a sun porch to the rear, gas fired central heating and uPVC double glazing. There is a scope for some general modernisation within. Set within its own easily maintained garden ground.

**HALLWAY, LOUNGE, DINING ROOM/3rd
BEDROOM, 'DINING' KITCHEN, SHOWER ROOM,
SUN PORCH, 2 BEDROOMS, GARDEN**

PRICE: Offers over £70,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
Letting Service

Proven Sales record

Introducers for
Independent Financial
& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Located only a short distance from the town centre this is a well-proportioned residence providing spacious family accommodation over two levels.

Of traditional construction under a slate & felt roof, the property benefits from a spacious kitchen, modern shower room, the addition of a sun porch to the rear, gas fired central heating and uPVC double glazing. There is a scope for some general modernisation within.

The property is set within its own area of easily maintained garden ground.

It is situated within a popular and sought after residential area of the town and is adjacent to other terraced residential units of varying design with an outlook over same and the garden ground to the rear.

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

HALLWAY:

The property is accessed by way of a uPVC storm door. Understairs cupboard and CH radiator.

LOUNGE:

A main lounge to the front with a wooden fire surround housing an electric fire. CH radiator and TV point.



DINING ROOM:

A further reception room to the rear which could be used as a ground floor bedroom, if required. CH radiator.



KITCHEN:

The kitchen is fitted with a range of floor and wall mounted units with granite style worktops incorporating a stainless-steel sink. Gas cooker point. CH radiator.



SHOWER ROOM:

The shower room is fitted with a WHB, WC, and a wet room shower cubicle with a mains shower. CH radiator.



SUN PORCH:

Located to the rear of the property this is spacious sun porch overlooking the rear garden. CH radiator.



GARDEN:

The front garden is laid out in gravel for ease of maintenance and is set within a low-level wall. The enclosed rear garden is comprised of a paved patio and a garden pond. There is a brick outbuilding. Rear pedestrian access to Edinburgh Road, by way of a lane to the rear.



BEDROOM 1:

A bedroom to the front with built-in storage.

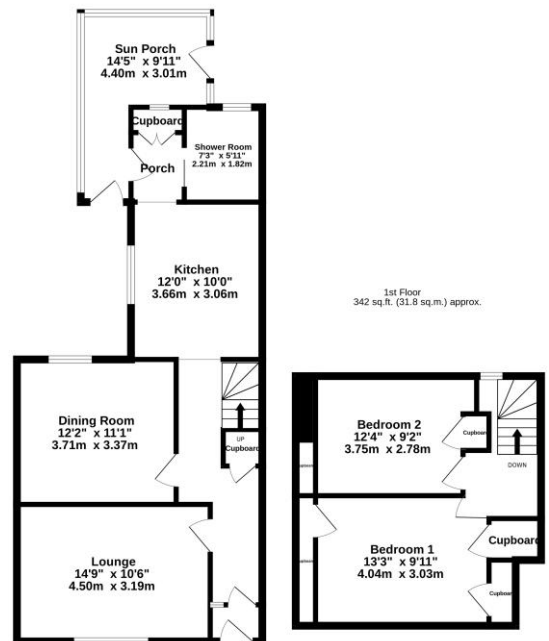


BEDROOM 2:

A further bedroom to the rear with built – in storage.



Ground Floor
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA: 1038 sq.ft. (96.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Mettler 03/2024

ENTRY: Negotiable

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

DETAILS PREPARED: 28/02/2024

COUNCIL TAX: Band 'C'

SERVICES:

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

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.