

FOR SALE

**23 CORSEWALL CRESCENT,
STRANRAER, DG9 0EN**



Offered for sale is a first floor flat located within the west end of Stranraer. The property benefits from generous accommodation, spacious 'dining' kitchen, modern shower room, gas fired central heating and uPVC double glazing. Ideally suited to the first-time buyer or as a buy-to-let investment.

**HALLWAY, LOUNGE, 'DINING' KITCHEN,
BATHROOM, 2 BEDROOMS, STOREROOM**

PRICE: Offers over £50,000 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 within the popular west end of Stranraer, this is a first floor flat which provides well-proportioned accommodation over one level.

The property benefits from a spacious dining kitchen, modern shower room, gas fired central heating and uPVC double glazing.

Of traditional construction under a shared tiled roof. It is situated adjacent to other residences of a similar style.

Local amenities include general store, Sheuchan Primary School and access to Agnew Park close by. All major amenities are located in and around the town centre approximately 1 mile distant and include supermarkets, healthcare, indoor leisure pool complex and secondary school.

'DINING' KITCHEN: (Approx 3.41m – 3.15m)

The kitchen has been fitted with a full range of floor and wall mounted units with granite style worktops incorporating a stainless-steel sink with swan neck mixer. There is a gas hob, extractor hood, built-in oven and plumbing for an automatic washing machine.



HALLWAY:

Access to the property is by way of a uPVC storm door with side panel. Two large built-in storage cupboards, laminate flooring and CH radiator.



SHOWER ROOM:

The modern shower room is fitted with a WHB, WC and corner shower cubicle with a mains shower. Vinyl wall panelling and CH radiator.



LOUNGE:

This is a spacious lounge to the front with CH radiator and TV point.



BEDROOM 1:

A bedroom to the front with a built-in cupboard, laminate flooring, TV point and CH radiator.



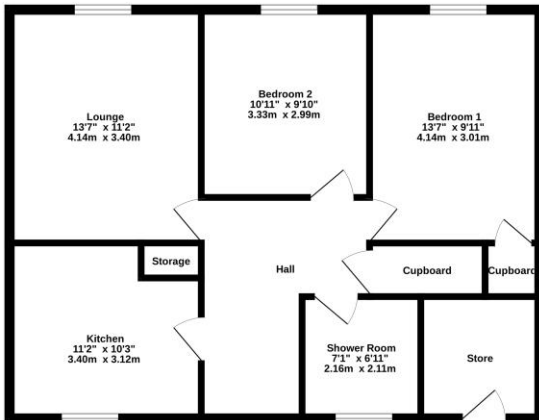
BEDROOM 2:

A further bedroom to the front with TV point.



OUTSIDE STORE: (Approx 2.18m – 1.95m)
An outside storage cupboard.

Ground Floor
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA: 734 sq.ft. (68.2 sq.m.) approx.
Measurements are approximate. Not to scale. Excludes porches only.
Made with Metacase 2024.

ENTRY: Negotiable

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

DETAILS PREPARED: 15/05/2024

COUNCIL TAX: Band 'A'

SERVICES:

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

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.