



**10 West Way,
Stranraer,
DG9 7SL**

EPC = C

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

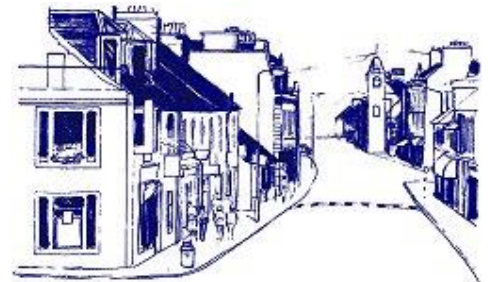
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- **Deceptively spacious end-terraced family property situated in popular residential area**
- **The property has been extended and refurbished to a high standard with accommodation over two floors**
- **3 Bedrooms (two En-Suite)**
- **Easily maintained garden with garage and off-road parking**
- **Offers in the region of £150,000**



10 WEST WAY, STRANRAER

Well-presented spacious end-terraced property with accommodation over two floors situated in popular residential area, close to schools and all local amenities. The property has been extended and refurbished to a very high standard, benefiting from double glazing and gas-fired central heating. There is an easily maintained garden with garage and off-road parking.

Accommodation comprises:- Ground Floor – Hall. Lounge. Dining Room. Kitchen. Office. First Floor – 3 Bedrooms (2 En-Suite)

GROUND FLOOR ACCOMMODATION

Hall

UPVC glazed entrance door with glazed side panel. Stairs giving access to first floor accommodation. Understairs storage cupboard.

Cloakroom

2.50m x 1.70m

Fitted with white suite comprising WC and wash-hand basin.

Lounge

3.58m x 3.49m

Bright and airy family room with west facing window. Open plan lounge with office area. Shelved alcove. Radiator.

Dining Room

4.05m x 3.55m

Spacious room with east and south facing windows. A lift has been installed to provide access to bedroom and the first floor accommodation. Oak flooring and door giving access to garden and garage.



Kitchen

3.61m x 2.72m

South facing window. Fitted with a good range of oak fronted wall and floor units, quartz worktop with upstands and matching sink. Integrated appliances include gas hob with extractor fan above, eye level double oven, dishwasher and microwave. Space and plumbing for washing machine.



Office**2.88m x 2.32m**

East facing window. Radiator.

FIRST FLOOR ACCOMMODATION**Landing**

Built-in storage cupboard. Hatch to attic.

Bedroom 1**5.00m x 3.00m**

West facing window. Radiator.

En-Suite**2.75m x 1.70m**

Partial wet wall panelling and fitted with a white suite comprising WC, wash-hand basin and quadrant shower cubicle. Heated ladder style towel rail. Radiator.

**Bedroom 2****3.34m x 2.39m**

East facing window. Built-in shelving. Radiator.

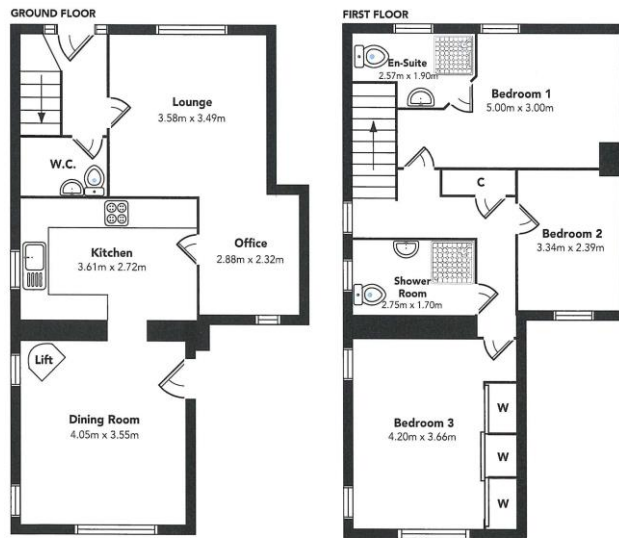
Bedroom 3**4.20m x 3.66m**

East and west facing windows. Fitted wardrobes with opaque glazed sliding doors. Access to lift. Radiator.

En-Suite**2.57m x 1.90m**

Partial wet wall panelling and fitted with a white suite comprising WC, wash-hand basin, bidet and quadrant shower cubicle. Heated ladder style towel rail.





Floorplans are indicative only - not to scale
Produced by Plushplans

Garden

The garden ground is hard landscaped with patio area for ease of maintenance.

OUTBUILDING

Detached garage with power and light laid on.

SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system. Gas-fired central heating. EPC = C.

COUNCIL TAX

This property is in Band C.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £150,000 are anticipated and should be made to the Selling Agents. It is understood that some items of furnishings maybe available by separate negotiation.

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.