




12 Harbour Terrace
Drummore, DG9 9PZ



Semi-detached, three-bedroom, ex local authority property with views to the rear.

Offers Over: £90,000 are invited

12 Harbour Terrace, Drummore, DG9 9PZ



Key Features:

- . Spacious family home
- . Open plan dining kitchen
- . Multi fuel burning stove
- . Enclosed garden to rear
- . Views over farmland & beyond
- . Prime location
- . Fully double-glazed
- . Three double bedrooms





Property description

A well-proportioned, semi-detached property occupying a pleasant position towards the harbour in the village of Drummore, approximately 18 miles from the ferry port town of Stranraer. In good condition throughout the property benefits from an open plan dining kitchen, three bedrooms, partial uPVC framed double glazing and solid fuel central heating. Set within its own area of garden ground. Views over open farmland to the rear of the property.

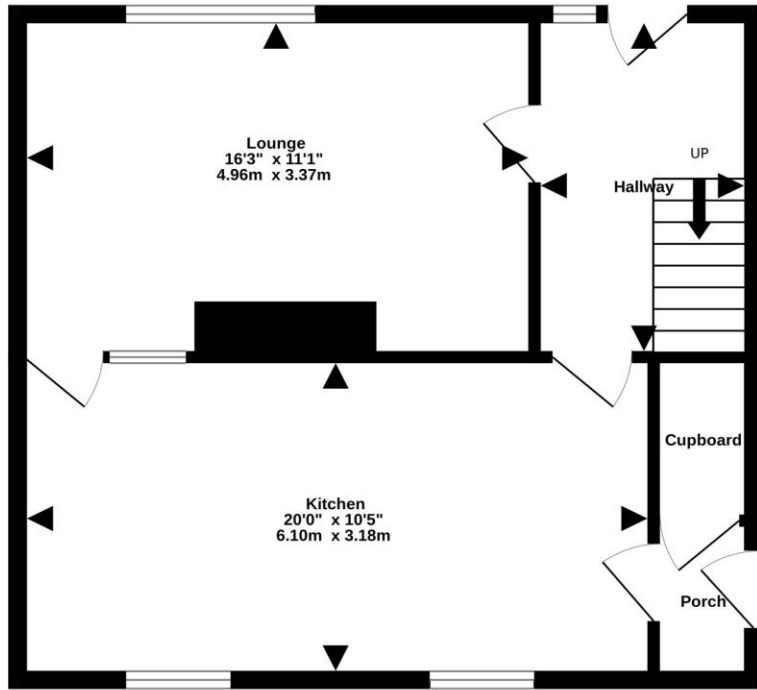
Located within a residential area in the seaside village of Drummore, this is an ideal opportunity to acquire a spacious family home which would also make an ideal first-time purchase. Providing spacious accommodation over two levels comprising of a spacious lounge to the front with multi fuel burning stove, open plan dining kitchen to the rear and three double bedrooms. The rear garden comprises of a large, well maintained lawn area with decking to the rear benefitting from stunning views over farmland & beyond.

The village of Drummore is situated some 18 miles from the ferry port town of Stranraer where all major amenities are located including supermarkets, healthcare, indoor leisure pool complex and secondary school.

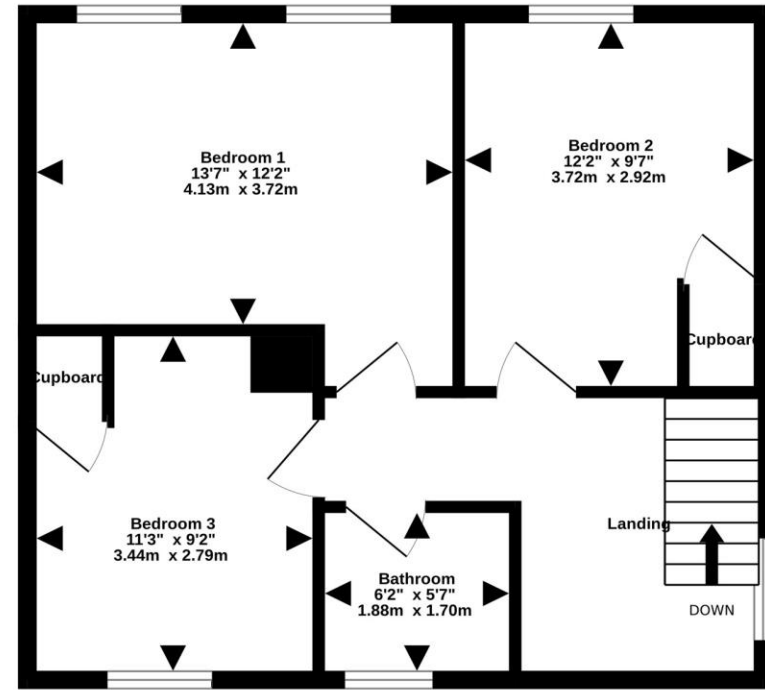
Local amenities within the village include general stores, post office, hotels and primary school. Access to the shores of Luce Bay from close by. There is a town centre and school transport service available.



Ground Floor
488 sq.ft. (45.3 sq.m.) approx.



1st Floor
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.

Accommodation

HALLWAY:

Access via sliding doors into front porch leading into spacious hallway providing full access to ground floor accommodation and stairs providing access to upper level. Central heating radiator, BT phone socket as well as access to electric meters.

Lounge

Spacious lounge towards front of property with large double-glazed window, central heating radiator, TV point and multi fuel burning stove as well as access to kitchen.

Kitchen

Open plan dining kitchen with two double glazed windows providing rear outlook, floor and wall mounted units, plumbing for washing machine, stainless steel sink, central heating radiator, rear porch providing access to rear garden.

Landing

Spacious open landing providing full access to upstairs accommodation, single glazed window and loft hatch access.

Bedroom 1

Spacious double bedroom towards front of property with two double glazed windows and central heating radiator.

Bedroom 2

Spacious double bedroom towards front of property with one double glazed window, central heating radiator and built in storage, currently used as an office.

Bedroom 3

Double bedroom towards the rear of the property, central heating radiator, double glazed window providing rear outlook and built in storage.

Shower room

Shower room comprising of walk in shower with electric pressure shower, WHB and toilet. Carpeted flooring, tiled wall, single glazed window as well as heated towel rack and built in recess for storage.

Garden

Enclosed rear garden with concrete pathway and brick wall leading up to maintained lawn area, stone wall and fenced borders, decking area to rear of garden providing views over farmland and beyond.



NOTES

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

COUNCIL TAX

Band B

EPC RATING

D

SERVICES

Mains electricity, drainage & water. Solid fuel heating.

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.