

38 Sun Street
Stranraer, DG9 7JH

Offers Over - £25,000
(Cash purchase only)

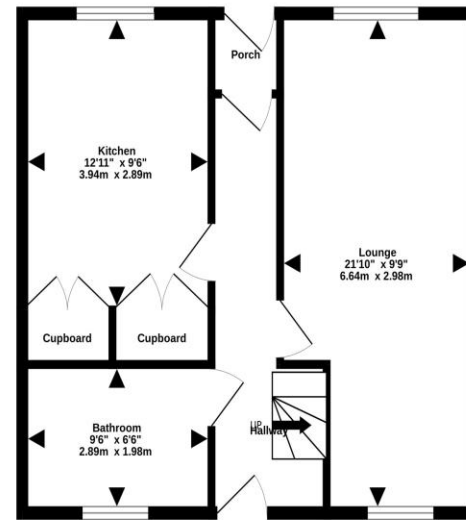
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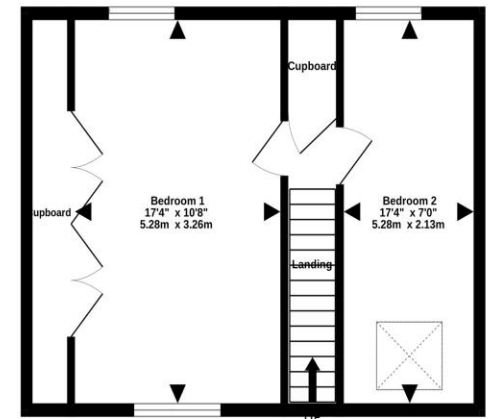
Key Features:

- . Convenient location
- . Ideal first-time purchase
- . Multi fuel burning stoves
- . Restoration project
- . Two double bedrooms
- . Walking distance to amenities
- . Traditional construction
- . Generous sized kitchen
- . Ample built in storage

Ground Floor
494 sq.ft. (45.9 sq.m.) approx.



1st Floor
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Property description

An opportunity to acquire a terraced property, conveniently located within easy reach of the town centre and all major amenities. The property is in fair condition throughout but would benefit from a program of modernisation within. Ideally suited to the first-time buyer or as a buy-to-let opportunity. Of traditional construction, it benefits from a spacious kitchen, ground floor bathroom, gas central heating and full D/G. There is also garden ground to the rear.

Occupying a convenient location within easy reach of the town centre and also major facilities, this property is of traditional construction under a slate roof. The property is set within its own area of garden ground which is in need of attention and is situated adjacent to other properties of varying terraced style and there is an outlook to the front over same. This is an ideal opportunity for the first time buyer to enter the property market.

All major amenities including supermarkets, healthcare, primary and secondary and indoor leisure pool complex are located in and around the town centre only a short distance away. Viewing of this property is to be strongly recommended.



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

F(34)

SERVICES

Mains electricity, drainage & water. Gas fired central 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.