



44 Sheuchan Street  
Stranraer, DG9 0EA

Terraced, cottage style property in well sought after location with sea views to the rear.

Offers Over: £130,000 are invited

44 Sheuchan Street, Stranraer, DG9 0EA



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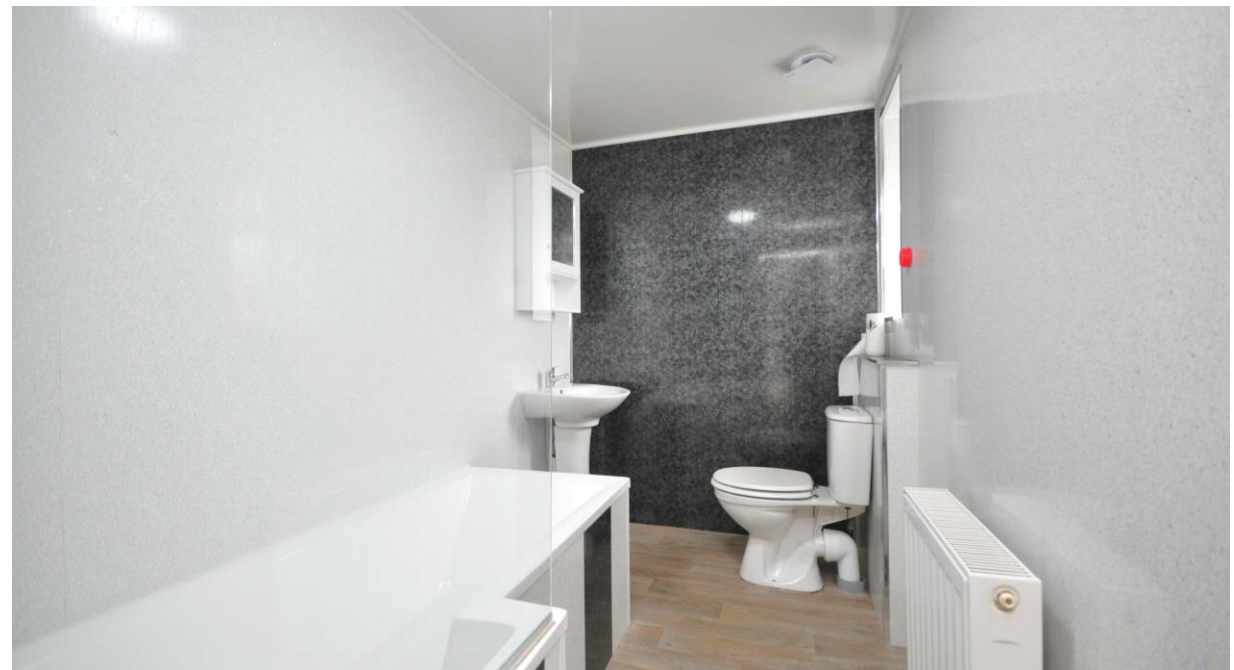


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#### Key Features:

- . Views over Lochryan & beyond
- . Ideal first-time purchase
- . Gas fired central heating
- . Walk in condition
- . Three double bedrooms
- . Off road parking
- . Fully double-glazed
- . Detached garage
- . Ensuite bathroom





## Property description

An opportunity to acquire a delightful cottage style property located only a few steps from the shores of Loch Ryan. In excellent condition throughout having been well maintained in the recent past. The property benefits from an extension to the rear, comprising of a spacious, modern dining kitchen. The property also benefits from a delightful bathroom on the ground floor as well as an ensuite bathroom on the upper level. There is an open plan lounge with large sliding patio doors providing natural light and access into the rear garden. Providing spacious accommodation over two levels, this would make an ideal holiday home investment.

This is a delightful cottage located only a few steps from the shores of Loch Ryan, towards the west end of Stranraer and yet within easy reach of all major amenities within the town centre.

Of traditional construction under a slate/felt roof, the property has been well maintained and sits on a generous plot. The garden ground is generous, comprising off a gravel driveway for off road parking as well as concrete pathways and detached garage also. As well as rear access, there are open views looking out over Loch Ryan & beyond.

Local amenities include Sheuchan Primary School, general store, and public house. There is also easy access to the shores of Loch Ryan and Agnew Park.

All major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in and around the town centre approximately 1 mile distant. There is a town centre and secondary school transport service available from close by.



# Accommodation

## Entrance

Front entrance via UPVC door into entrance porch with access to fuse box and electricity meter providing entrance into hallway.

## Hallway

Hallway providing access to ground level of accommodation with central heating radiator, integrated smoke detector as well as stairs providing access to upper-level accommodation.

## Bedroom 2

Spacious ground floor double bedroom with central heating radiator, double glazed window providing front outlook as well as built-in storage.

## Lounge

Spacious lounge with double glazed window providing front outlook as well as UPVC sliding patio doors providing rear access to garden. Two central heating radiators, BT phone socket as well as TV point.

## Bathroom

Modern ground floor bathroom with mains shower over L-shaped bath, separate wash hand basin and toilet, splash panel boarding, double glazed window as well as central heating radiator.

## Kitchen

Extension to the rear providing spacious modern dining kitchen with floor and wall mounted units, integrated electric oven and ceramic hob with built-in extractor, stainless steel sink with mixer tap and oak style worktops, large double-glazed window providing rear outlook as well as double glazed UPVC door providing access to rear guarding central boiler as well as central heating radiator.

## Bedroom 1

Ground level, spacious double bedroom with large Velox window providing rear outlook ,central heating radiator built in eaves storage as well as access to own suite.

## En-suite

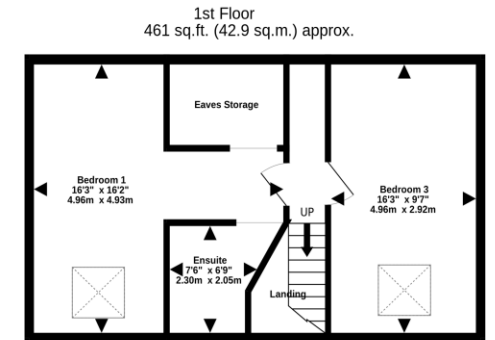
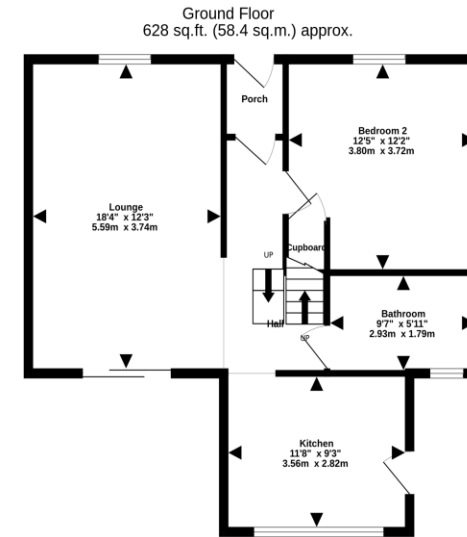
Modern ensuite bathroom comprising of separate bath, toilet and wash and basin, splash panel boarding and central heating radiator as well as built-in extractor fan

## Bedroom 3

Double bedroom with large Velox window providing rear outlook as well as central heating radiator.

## Garden

Spacious garden to rear comprising of gravel driveway, concrete pathway as well as detached garage, ample off-road parking and open Seaview overlook Ryan and beyond



TOTAL FLOOR AREA : 1090 sq.ft. (101.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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### 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 C

### EPC RATING

D (58)

### 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.

