

FOR SALE

**'LOCHEND VILLA'
(LOWER CONVERSION)
SHEUCHAN STREET,
STRANRAER, DG9 0EE**



A superbly presented 'lower conversion' flatted dwelling with splendid views over the waters of Loch Ryan. The property retains a full range of delightful period features including ceiling cornicework, natural wood floors, internal wood finishings, splendid lounge fireplace and most attractive painted glass feature entrance door. The property also benefits from a splendid 'dining' kitchen and new bathroom. There is a generous area of garden ground to the front. Excellent condition throughout. Gas fired CH.

**ENTRANCE PORCH, HALLWAY, LOUNGE,
'DINING' KITCHEN, BATHROOM, STUDY / 3RD
BEDROOM, 2 BEDROOMS (1 EN-SUITE), GARDEN
ROOM, GARDEN**

PRICE: Offers over £200,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

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**Charlotte Street
Stranraer
DG9 7ED**

**Tel: 01776 706147
Fax: 01776 706890**

www.swpc.co.uk



DESCRIPTION:

Occupying a prime location within the west end of Stranraer and having wonderful uninterrupted views over the waters of Loch Ryan, this is a lower conversion flatted dwelling within a large detached townhouse.

The property displays great character and retains a full range of delightful period features including superb ceiling cornicework, natural wood flooring, internal wood finishings, splendid lounge fireplace and a magnificent painted glass entrance door.

Of traditional construction under a shared slated roof, the property is in excellent condition throughout and benefits from, well-proportioned accommodation over one level, splendid 'dining' kitchen, new bathroom suite and an en-suite bedroom.

The property is set within its own generous area of garden ground with a sweeping driveway bordered by mature shrubs and trees leading to the house. There is ample off-road parking for a number of vehicles.

Local amenities within the west end include Sheuchan Primary School and general stores while all major amenities including secondary school, supermarkets, healthcare and indoor leisure pool complex are all to be found in and around the town centre, approximately one mile distant. There is also a town centre transport service available from closeby.



ENTRANCE PORCH: (Approx 2.4m – 1.8m)

Outer double doors provide the access to the entrance porch. Terrazzo tiled flooring.



HALLWAY:

The main hallway is accessed by way of a delightful painted glass door with side panels. There is a natural wood flooring, CH radiator, lovely wood finishings, splendid ceiling cornicework, picture rail and brass electrical finishings.



LOUNGE: (Approx 5m – 4.7m)

This is a superb main lounge with bay window to the front overlooking the garden to the waters of Loch Ryan beyond. There is a splendid wooden fire surround with tile insert and hearth housing an open fire. Natural wood flooring, attractive ceiling cornice, two CH radiators, TV/satellite point and a built in shelved cupboard.



Further lounge image



REAR HALL:

The rear hallway is accessed from the kitchen and has a built-in storage cupboard.

BATHROOM: (Approx 3.5m – 1.98m)

The bathroom has recently been fitted with a three-piece suite comprising a WHB, WC and roll top bath. There is a separate shower cubicle with mains shower. Wall mirror with LED lighting, ceramic wall tiles, CH radiator, floor tiles and under-floor heating.



'DINING' KITCHEN: (Approx 5m – 4m)

The substantial kitchen is ideally suited to house a large family dining table. The kitchen has recently been fitted with a full range of shaker style floor and wall mounted units. It is fitted with an extensive range of floor mounted units with solid oak worktops incorporating a Belfast sink. There is an Aga hob, extractor hood, built-in double oven, built-in microwave, integrated dishwasher and plumbing for an automatic washing machine.



BEDROOM 1: (Approx 5m – 3.6m)

This is a large double bedroom with bay window to the front. There is a wooden fire surround with tiled insert. CH radiator and TV point.



BEDROOM 2: (Approx 5m – 3.5m)

A bedroom to the rear with built-in linen cupboard, TV point, CH radiator and en-suite.



GARDEN ROOM: (Approx 4.4m – 2.68m)

A sitting room to the rear with access to the patio by way of a uPVC storm door.



EN-SUITE: (Approx 1.2m at the widest – 3.5m)

Comprising WHB, WC and vinyl panelled shower cubicle housing a mains shower. Heated towel rail and extractor fan.



GARDEN:

A sweeping gravel driveway leads past mature trees and shrubs to the property. There is ample parking for several vehicles.

To the front there is a large area of lawn surrounded on three sides by mature trees and shrubs. Access to a garden pond at foot of garden. There is a secluded paved patio to the rear.



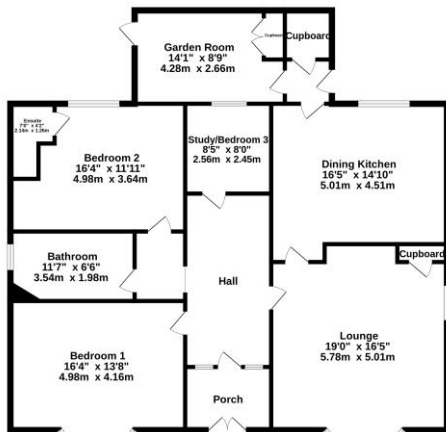
STUDY/BEDROOM 3:

Currently used a home office this could also be utilised as a guest bedroom.





Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
 Scale: 1:500 (Metric)

ENTRY: Negotiable

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

DETAILS PREPARED: 23/10/2024

COUNCIL TAX: Band 'D'

GENERAL: All fitted flooring and integrated kitchen appliances are included in the sale price.

SERVICES:

Mains electricity, gas, water and drainage.
 EPC = 'D'

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.