

**11a Dunbar Court, Stranraer**

Stranraer, DG9 7ES

**PRICE: Offers Over £60,000 are invited**



# 11a Dunbar Court

Stranraer, Stranraer

It is located only a short walk from all major amenities including supermarkets, healthcare, indoor leisure pool complex and primary school. The secondary school is approximately a one mile distant.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Spacious ground-floor flat
- Modern fitted kitchen
- Excellent condition throughout
- Delightful bathroom
- Gas central heating
- Double glazing
- Residents parking





# 11a Dunbar Court

Stranraer, Stranraer

An opportunity has arisen to acquire 2-bedroom flat situated on the ground floor, providing spacious accommodation over one level. The property is in excellent condition throughout, offering a blend of modern features and comfortable living spaces.

The property benefits from a modern fitted kitchen, delightful bathroom, gas fired central heating and double glazing.

Conveniently located close to all town centre amenities, this property offers easy access to shopping, dining, general practice healthcare, schools, sports facilities and Loch Ryan shore.

Parking is accommodated with a residents car park on-site, providing added convenience for those with vehicles.





### Hallway

The property is accessed by way of a wooden storm door. Laminate flooring and CH radiator.

### Lounge

A main lounge to the front featuring an ornate fire surround. CH radiator and TV point.

### Bedroom 2 / Dining Room

A further reception room off the lounge, which could also be used as a second bedroom. CH radiator.

### 'Dining' Kitchen

The kitchen is fitted with a full range of floor and wall-mounted units in cream with wood-grain style worktops incorporating a stainless steel sink with mixer tap. There is a ceramic hob, extractor hood, built-in oven and plumbing for an automatic washing machine. CH radiator.

### Bathroom

The bathroom is fitted with a modern three-piece suite in white comprising a WHB, WC and bath with shower over. Vinyl wall panelling and CH radiator.

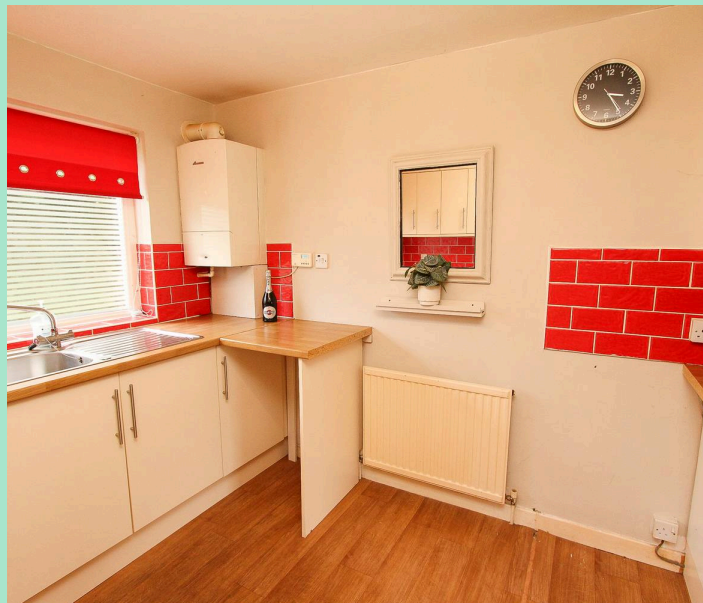
### Bedroom

A bedroom to the rear with a CH radiator.

### Off street

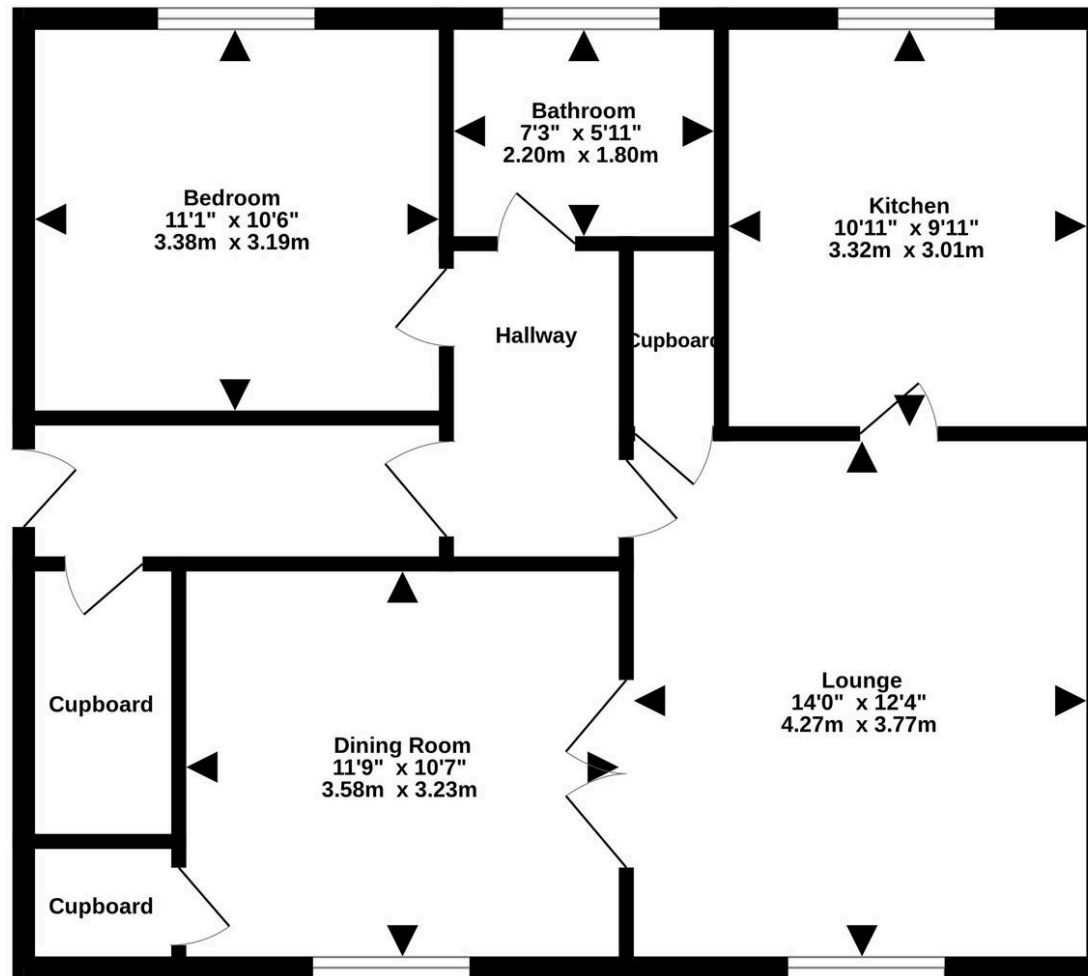
1 Parking Space

There is a residents car park for off-road parking.





## Ground Floor





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.







## South West Property Centre Ltd

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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.