



52 High Street, Stranraer

Stranraer, DG9 7LP

PRICE: Offers Over £80,000 are invited

52 High Street

Stranraer

All amenities are readily accessible including supermarkets, healthcare, primary schooling, indoor leisure pool complex and a secondary school.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- A well-maintained family villa
- Situated only a short walk from the town centre and the seafront
- Owned by the same family for three generations
- Spacious dining kitchen
- Well-appointed shower room
- Gas central heating and uPVC double glazing
- Easily maintained garden ground



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Located just a short stroll from both the town centre and the picturesque seafront, this charming three-bedroom terraced villa presents an exceptional opportunity to acquire a much-loved family home, cherished by the same family for three generations.

Of traditional construction under a re-slated roof the property benefits from a spacious dining kitchen, ideal for family gatherings, a well-appointed shower room, gas central heating and uPVC double glazing.

The easily maintained, walled garden ground further enhances the appeal, offering a tranquil setting for outdoor enjoyment without the burden of extensive upkeep.



Lounge

A lounge to the front featuring a Fyfe stone fire surround with a wooden mantle. CH radiator and TV point.

'Dining' Kitchen

The kitchen is fitted with a range of floor and wall-mounted units, featuring granite-style worktops that incorporate a stainless steel sink with a mixer tap. There is a gas cooker and plumbing for an automatic washing machine. The dining area is laid out in an open-plan basis with the kitchen and features an attractive period fire surround with a tile insert. CH radiator and TV point.

Shower Room

The shower room is fitted with WHB and WC in white. There is a vinyl panelled shower cubicle with a combi shower of the heating system. CH radiator.

Rear Porch

A spacious rear porch leading to the back garden.

Landing

The landing provides access to the bedrooms.

Bedroom 1

A bedroom to the rear with a CH radiator.

Bedroom 2

A bedroom to the front with a CH radiator.

Bedroom 3

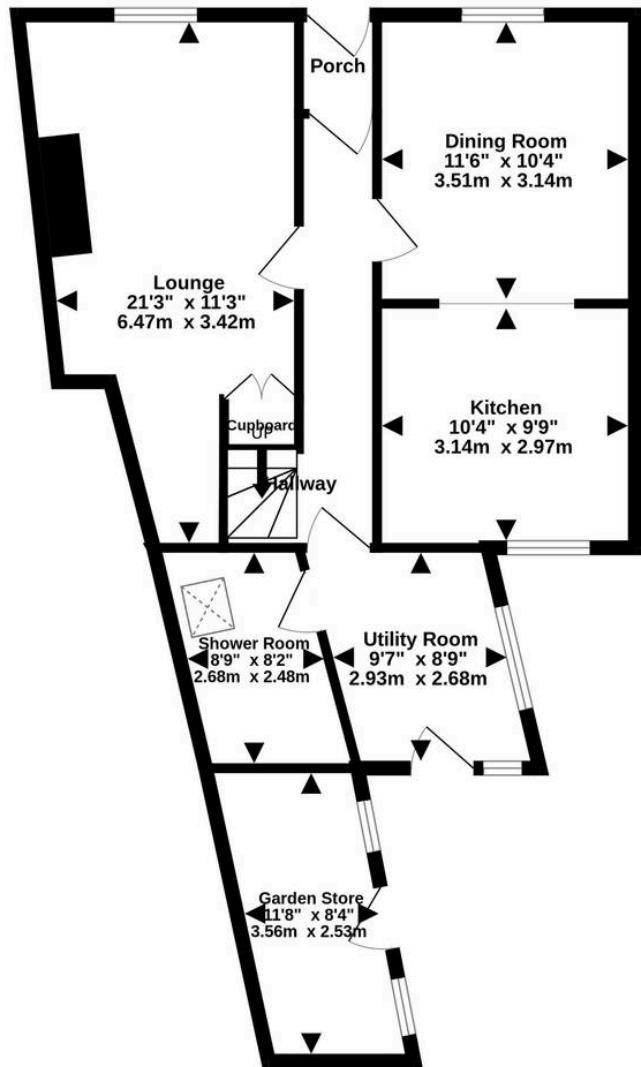
A further bedroom to the front with built-in wardrobes, a dressing room and a CH radiator.

Garden

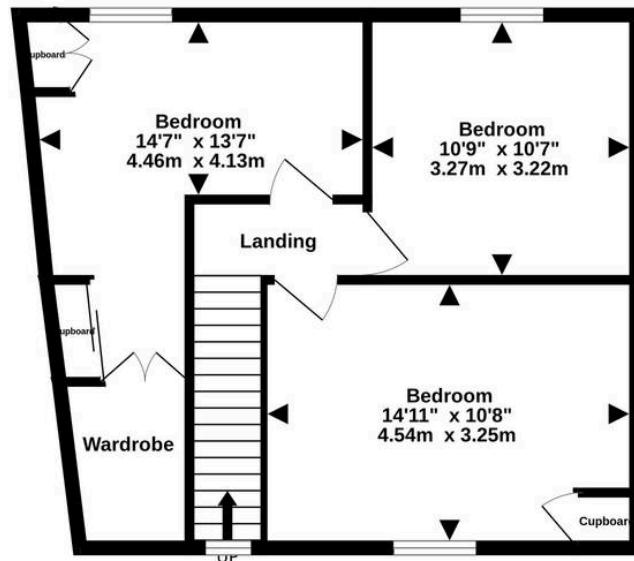
An area of easily maintained, walled garden ground comprising a paved patio, small lawn, shrub borders and a greenhouse.



Ground Floor
659 sq.ft. (61.3 sq.m.) approx.



1st Floor
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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.





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