



South west property centre



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Offers Over £38,000 are invited

10C Laurel Grove
Stranraer
DG9 0BZ



This is an upper floor flat located within a popular 'right to buy' residential development towards the west end of town. There is a pleasant open outlook over hillside farmland. Gas fired central heating.

**HALLWAY, LOUNGE, KITCHEN, BATHROOM,
BEDROOM, BOXROOM**



Located within a popular west end 'right to buy' residential development, this is an upper floor flat. The property benefits from gas fired central heating. In fair condition with scope for some general modernisation. It is located within easy reach of general stores and Sheuchan Primary School while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all located in and around the town centre approximately 1 mile distant. There is also a convenient town centre and secondary school transport service located nearby.

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.

Accommodation

HALLWAY:

The property is accessed by way of a wooden storm door.

LOUNGE: (Approx 3.4m – 4.7m)

A main lounge to the front.

KITCHEN: (Approx 3.4m – 1.8m)

The kitchen has been fitted with a range of shaker style floor and wall mounted with granite style worktops incorporating a stainless-steel sink with mixer.

BATHROOM (Approx 2m – 1.8m)

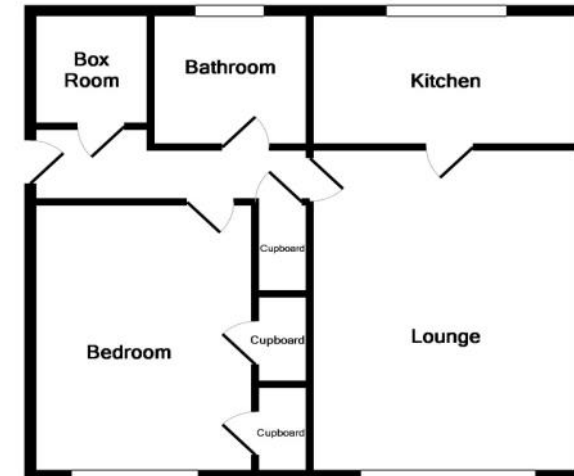
The bathroom is fitted with a 3-piece suite in white comprising WC, WHB and Bath. There is an electric shower in place over the bath.

BEDROOM: (Approx 2.8m – 3.6m)

A bedroom to the front with two built-in wardrobes.

BOXROOM: (Approx 1.7m – 1.36m)

Located off the hallway, this is a most useful storage area with light. The gas fired central heating boiler is located here.



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 fitted floor coverings and blinds throughout.

COUNCIL TAX

Band A

EPC RATING

D

SERVICES

Mains electricity, gas, water & drainage.

GENERAL

This property can be sold with a sitting tenant.

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.