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**Offers Over £45,000 are invited**

**2A Lochryan Street  
Stranraer  
DG9 7HR**





An opportunity arises to acquire a compact cottage located just off Lochryan Street and only a short walk from the town centre. This well-presented property benefits from delightful kitchen, modern bathroom, uPVC double glazing and gas fired central heating.

**ENTRANCE PORCH, KITCHEN, LOUNGE, WC,  
BATHROOM, 2 BEDROOMS**



Located only a short distance from the town centre, this is a cottage style property which provides comfortable accommodation over two floors. Of traditional construction under a slate & felt roof, this well-presented residence benefits from an antique pine kitchen, modern bathroom, tasteful décor, uPVC double glazing and gas fired central heating.

It is situated within a popular and sought after residential area of the town and is adjacent to other residential units of varying design.

All major amenities are located in and around the town centre and include supermarkets, healthcare, indoor leisure pool complex and primary/secondary schooling.

**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.

**ENTRANCE PORCH:** (Approx 2m – 1m)

An uPVC entrance porch. Wall lights.

**WC:** (Approx 0.9m – 0.8m)

Comprising a WC in white.

**KITCHEN:** (Approx 2.4m – 3.2m)

The kitchen is fitted with a range of antique pine floor units with wooden worktops incorporating a Belfast sink with mixer. There is a gas cooker point and plumbing for an automatic washing machine. Wood burning stove, tiled flooring, spotlights and understairs cupboard.

**LOUNGE:** (Approx 2.53m – 4.14m)

A reception room with inset fire place housing an electric fire. Ceiling beams, TV point and CH radiator.

**BEDROOM 1:** (Approx 2.53m – 3.4m at the deepest)

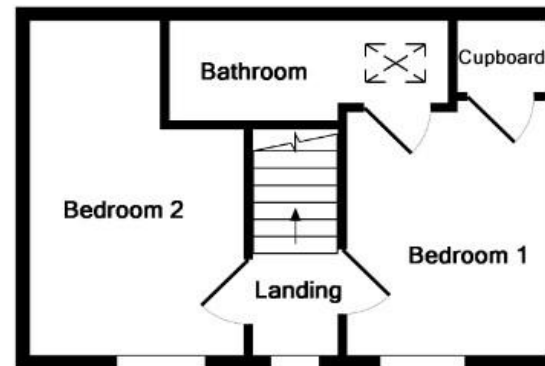
A bedroom to the front with built-in cupboard and CH radiator.

**BATHROOM:** (Approx 3m – 1.5m at the deepest)

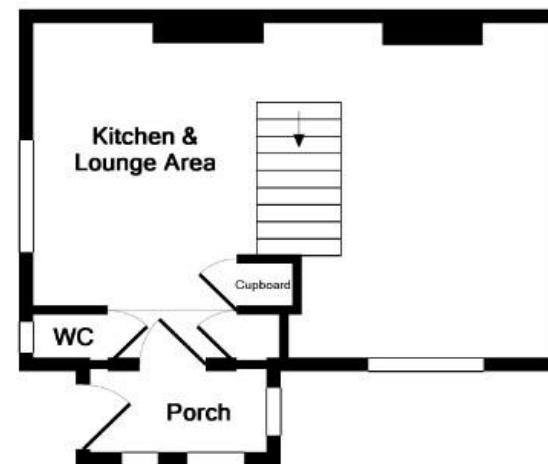
The fully tiled bathroom is fitted with a three piece suite in white comprising a WHB, WC and corner bath with mixer tap/shower head. Tiled flooring, heated towel rail and recessed lighting.

**BEDROOM 2:** (Approx 2.2m at the widest – 4.2m)

A further bedroom to the front with laminate flooring and CH radiator.



1st Floor



Ground Floor

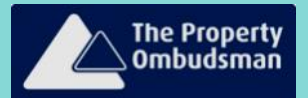
Measurements are approximate. Not to scale. Illustrative purposes only  
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### NOTES

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

E

### SERVICES

Mains electricity, gas, water & drainage.

### 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.