

FOR SALE

**"AUCKLAND"
LOCHVIEW ROAD
STRANRAER**



Occupying a prime seafront location with wonderful views over the waters of Loch Ryan, this is a substantial semi detached family residence providing most comfortable and spacious accommodation on two floors. The property has recently undergone some modernisation to include new kitchen, new bathroom, new wiring and new central heating boiler. Full gas fired CH and full modern D/G.

SUN PORCH, HALLWAY, LOUNGE, KITCHEN, DINING ROOM/5th BEDROOM, WC, BATHROOM, 4 BEDROOMS, GARDEN, GARAGE

FIXED PRICE: £165,000



Property Agents

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& Mortgage Advice

**Charlotte Street
Stranraer
DG9 7ED
Tel: 01776 706147
Fax: 01776 706890**

www.swpc.co.uk

DESCRIPTION:

Occupying a prime location on the shores of Loch Ryan towards the eastern perimeter of Stranraer, this is an extremely well proportioned semi-detached villa which provides excellent family accommodation on two floors.

There are spectacular and uninterrupted views over the waters of Loch Ryan and beyond.

Of timber frame construction under a tiled and felt roof the property is set within its own area of garden ground. The property has undergone a programme of modernisation to include new central heating boiler, new wiring, new kitchen and new bathroom. It also benefits from full double glazing and gas fired central heating.

The property is situated adjacent to other private residential units of varying style and is accessed from an entrance driveway on Lochview Road.

Local amenities within the immediate area include access to primary/secondary schooling, Loch Ryan shore, general store and restaurant. All major amenities including supermarkets, healthcare and indoor leisure pool complex are to be found in and around the town centre approximately 1 mile distant.

Seldom does the opportunity arise to acquire a sea front property with such spectacular views and early viewing is to be recommended.

SUN PORCH: (Approx 1.8m – 2.55m)

This is located to the side of the property and provides the main access. Double glazed to two sides, display ledge, tiled flooring and sliding door to the hallway.

HALLWAY: The hallway provides access to almost all of the downstairs accommodation and staircase to upper floor. CH radiator, recessed lighting, smoke alarm and large built-in cupboard.

BEDROOM: (Approx 3.35m – 3.02m)

A bedroom to the front with views over the waters of Loch Ryan. Built in double wardrobe, TV point and CH radiator.



BEDROOM: (Approx 2.59m – 3.65m)

A bedroom to the front with built-in wardrobe, TV point and CH radiator.



BATHROOM: (Approx 1.66m – 2.83m)

The fully tiled bathroom has recently been fitted with a 3 piece suite in white comprising WC, WHB and shower Bath with mixer tap/shower head. There is a mains shower in place over the bath with shower screen. Built-in cupboard, ladder style radiator, tiled flooring with under floor heating, recessed lighting and integrated music system.



BEDROOM: (Approx 4.42m – 3.52m)

A ground floor master bedroom to the rear with CH radiator and TV point.



BEDROOM: (Approx 2.59m – 2.87m)

A further bedroom to the rear with CH radiator.



LANDING:

The landing provides access to all the first floor accommodation and loft. Recessed lighting and smoke alarm.

LOUNGE: (Approx 6.03m – 3.66m)

This is a most spacious, comfortable and bright lounge to the front from which there are outstanding and uninterrupted views over the waters of Loch Ryan and beyond. TV/satellite point, partial laminate flooring.



KITCHEN: (Approx 3.11m – 2.85m)

The kitchen has recently been fitted with a range of cream floor and wall mounted units with contrasting granite style worktops and splash backs incorporating an asterite one and a half bowl sink with mixer. There is a range style gas cooker, extractor hood, integrated dishwasher and integrated fridge freezer included in the sale price. Breakfast bar, recessed lighting and tiled flooring.



**DINING ROOM/5th BEDROOM:
(Approx 2.21m – 2.85m)**

A dining room or further bedroom to the rear with large built in wardrobe and CH radiator.

WC: (Approx 1.05m – 1.83m)

WHB and WC in white. Vinyl ceiling with recessed lighting.



GARAGE: (Approx 5.41m – 3.8m)

The detached garage is located to the rear of the property and has a pitched roof and up & over door to the front.

GARDEN:

The property is set within its own area of garden ground. The front garden has mainly been laid out in quartz gravel with planting borders and a raised patio from which there are views over Loch Ryan. The enclosed rear garden comprises wooden decking with up lighters/outside power supply, gravel driveway and planting borders.



Auckland



ENTRY: Negotiable

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

DETAILS PREPARED: 04/11/2011 - Some pictures supplied by vendor.

COUNCIL TAX: Band 'E'

GENERAL:

Carpets, blinds, light fittings, integrated kitchen appliances and cooker are included in the sale.

SERVICES:

Mains electricity, water and drainage. EPC = C

OFFERS:

All offers for the above property should be made in writing to

**South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.
Telephone (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. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**