

FOR SALE

**24A PRINCES STREET
STRANRAER**



A chance to acquire a well proportioned end of terrace property of traditional construction situated within the very heart of the town centre. The dwelling is in very good condition throughout and boasts a range of attractive features including most comfortable accommodation on three floors, splendid beech design kitchen, gas fired central heating, full double glazing and attractive woodwork. This is an ideal opportunity for the first time buyer to enter the market and is also very well suited to family living.

***PORCH, LOUNGE, 'DINING KITCHEN, BATHROOM,
3 BEDROOMS, GARDEN***

GUIDE PRICE: £78,000



Property Agents

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High profile town centre display

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

www.swpc.co.uk

DESCRIPTION:

Occupying a convenient position within the heart of the town centre and close to all major amenities, this is an immaculately presented end of terrace property which is very well suited to the first time buyer or those in search of an accessible central home with excellent letting potential.

The property is of traditional construction over three floors under a tile roof and is in superb condition throughout. It has been extensively modernised within the recent past and displays an excellent range of pleasing features including well proportioned accommodation, splendid beech design kitchen, gas fired central heating, full modern double glazing and the extensive use of attractive wood finishings throughout.

From the rear there is an outlook over other residential properties.

This is a home which is in walk in condition with an excellent range of pleasing features

It is situated adjacent to and amidst a varied range of private residences. The outlook is over same to the front.

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

PORCH: (Approx 0.95m – 0.85m)

A modern uPVC storm door opens into the porch which leads to the main lounge. Tiled flooring and small built in cupboard housing the electric fuseboard/meter.

LOUNGE: (Approx 3.95m – 4.38m at the widest)

This is a delightful main lounge with window to the front. There is a wall mounted electric fire, laminate flooring, TV/satellite point and CH radiator. A stairway leads to the first and second floor accommodation.



'DINING'/KITCHEN: (Approx 4.11m – 2.85m)

The kitchen has recently been fitted with a full range of beech design floor and wall mounted units with slate style worktops incorporating a one and a half bowl stainless steel sink with mixer tap. There is a four ring ceramic hob, built in oven, integrated dishwasher, automatic washing machine, tumble drier and fridge freezer included in the sale price. Ceramic tile splash backs, wine rack and laminate flooring. Large understairs cupboard with light housing the recently installed Alpha gas fired combi boiler.



FIRST FLOOR LANDING:

The first floor landing provides access to two bedrooms and the bathroom. There is a window to the rear, open tread stairway to the second floor and recessed lighting.



BATHROOM: (Approx 2.9m – 2.5m)

The bathroom has been fitted with a three piece suite in cream comprising WC, WHB and corner Bath with pine side panel. The room is pine lined to half wall height and has a window to the front. There is recessed shelving and pine ceiling with recessed lighting.



BEDROOM: (Approx 5.5m – 5.25m at the widest)

Located on the second floor this is a large double bedroom with a Velux roof light to the rear. There is built in pine shelving with storage below, laminate flooring, recessed lighting, smoke alarm and access to the loft.



BEDROOM: (Approx 3.09m – 3.4m at the widest)

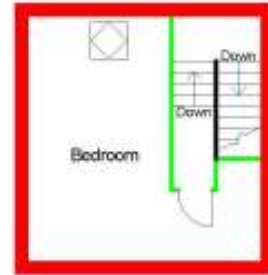
A bedroom to the front with laminate flooring, CH radiator, dado rail and telephone point.



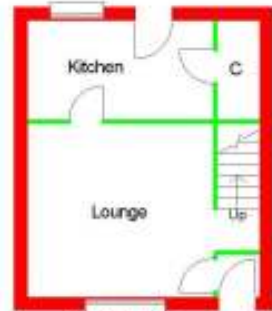
GARDEN:

The shared rear garden comprises a raised drying/patio area and an area of walled garden currently laid out in bark chippings. There is an outside light and garden shed.

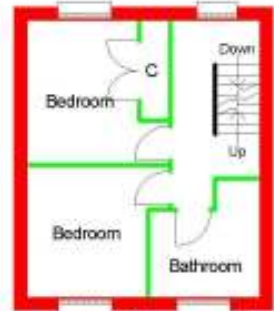
24A Princess Street, Stranraer



Second Floor



Ground Floor



First Floor

Sketch plan for illustrative purposes only

BEDROOM: (Approx 3.26m – 3.4m at the widest)

A further double bedroom to the rear with laminate flooring, CH radiator, dado rail, TV point and a built in double wardrobe with louver doors.



ENTRY: Negotiable

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

DETAILS PREPARED: 24/04/2014

COUNCIL TAX: Band 'B'

GENERAL:

All floor coverings and blinds are included in the sale price.

SERVICES:

Mains electricity, gas, drainage and water. EPC = D

OFFERS:

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

**South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.
Tel: (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.