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**Offers Over £45,000 are invited**

**13 Glebe Street  
Stranraer  
DG9 7LT**



A mid-terrace cottage style property located within easy reach of the town centre. An ideal first purchase/ buy-to-let opportunity. The property is in current need of a programme of modernisation however, currently benefits from full double glazing and gas fired central heating. With well proportioned accommodation over one level and an enclosed garden to the rear, viewing of this property is to be thoroughly recommended.

**ENTRANCE PORCH, OPEN PLAN LOUNGE/ KITCHEN,  
HALLWAY, BATHROOM, 2 BEDROOMS,  
ENCLOSED GARDEN**



Located within easy reach of the town centre, this is a mid-terrace cottage style property ideally suited to the first time buyer or a buy-to-let opportunity. The property is of traditional construction under a tile roof. It is fair condition throughout currently in need of a programme of modernisation. The property currently benefits from full double glazing and gas fired central heating.

It is situated adjacent to other private residences of varying terraced design and has an outlook over same. There is an area of enclosed garden ground to the rear.

Local amenities close by include general store and primary school while all major amenities are all located in and around the town centre which is only a short distance away, and include supermarkets, healthcare, indoor leisure pool complex and secondary school. Viewing of this home is to be thoroughly recommended.

**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

### Lounge

Open plan lounge looking onto kitchen with central heating radiator, built in storage, panel door to main entrance, D.G window and original blocked fireplace with vent. TV point and phone socket.

### Kitchen

Laminate floored open kitchen with stainless steel sink, fitted cupboards and units, D.G window, central heating radiator and combo boiler. Open plan looking onto lounge.

### Hallway

Giving access to rear of property with central heating radiator, wooden wall panelling, built in storage, linoleum flooring. Access to rear garden and fuseboard.

### Bathroom

Laminate flooring with skylight, central heating radiator, toilet, WHB and electric shower over bath. Tiled wall with wooden panelling.

### Bedroom 1

Spacious bedroom to rear with built in storage, central heating radiator, D.G window , phone socket and TV point.

### Bedroom 2

Compact bedroom with central heating radiator, loft access and phone socket.



### NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout.

### COUNCIL TAX

Band B

### EPC RATING

D

### SERVICES

Mains electricity, water & drainage. Gas fired central heating.

### 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.