



Crookmill, 3 Stair Street

Stranraer

Offers Over £100,000

# Crookmill

3 Stair Street, Stranraer

The village of Drummore provides local amenities including general store, hotels, primary school and general practice healthcare while all major amenities are to be found in the town of Stranraer approximately 18 miles to the north and include supermarkets, hospital, indoor leisure pool complex and secondary school. The surrounding area is renowned for its mild climate, rugged coastline, wonderful sandy beaches and access to a number of outdoor sporting pursuits including fishing, walking, sailing and excellent golf courses. Viewing of this most pleasant home is to be thoroughly recommended.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Ideal holiday home investment
- All local amenities within walking distance
- Well sought after location
- Multi fuel burning stove
- Close to sea
- Fully enclosed outside space to rear
- Spacious dining kitchen



# Crookmill

3 Stair Street, Stranraer

Nestled within a highly sought-after location, this 2-bedroom terraced house presents an ideal opportunity for a holiday home investment. With all local amenities within convenient walking distance, this property offers a perfect blend of convenience and tranquillity. Upon entering, the focal point of the home is the multi-fuel burning stove, creating a cosy and inviting ambience within the living space. The craftsmanship and attention to detail are evident throughout, with the hand-crafted staircase leading to the upper level adding a touch of character to the property. The spacious dining kitchen provides a comfortable and practical space for meal preparation and entertaining, boasting ample natural light that streams in through the windows, creating an airy and welcoming atmosphere.

The proximity to the sea adds an element of serenity to the property, offering the opportunity to enjoy coastal walks and sea views just a stone's throw away. The fully enclosed outside space to the rear provides a private sanctuary, perfect for relaxing or entertaining outdoors. With a focus on creating an emotional connection with potential buyers, this property not only offers a comfortable living space but also represents a lifestyle choice. The allure of the sea, the convenience of local amenities, and the charm of the surroundings make this terraced house a truly unique opportunity. In summary, this 2-bedroom terraced house encapsulates the essence of coastal living, offering a blend of comfort, convenience, and charm. Don't miss the opportunity to make this property your own and enjoy all that this unique location has to offer.



### Dining kitchen

17' 0" x 10' 8" (5.19m x 3.25m)

Spacious dining kitchen on ground level, fully fitted with floor and wall mounted units. Integrated hob and electric fan oven with extractor, stainless steel sink with mixer tap, built in storage and access to lounge. Double glazed window to front with electric heater.

### Lounge

17' 0" x 10' 10" (5.19m x 3.29m)

Generous sized lounge on ground level with feature multi fuel burning stove as well as TV point and large double glazed window providing front outlook. Accessed from dining kitchen.

### Landing

Open landing on the upper level currently used as office space providing access to full upper level accommodation, built in storage also, double glazed window and outside access via uPVC storm door.

### Shower room

7' 6" x 6' 0" (2.29m x 1.82m)

Bright and spacious shower room on the upper level comprising of walk in corner shower with separate toilet and WHB. Double glazed window and electric heater.

### Bedroom/ Study

16' 11" x 8' 10" (5.16m x 2.69m)

Spacious double bedroom on upper level to front of property currently being used as an office/ study with large double glazed window and built in storage.

### Bedroom

12' 6" x 8' 2" (3.82m x 2.50m)

Bright and spacious double bedroom to rear of property on upper level with large double glazed window providing rear outlook as well as open access to built in storage.



## Roof Terrace

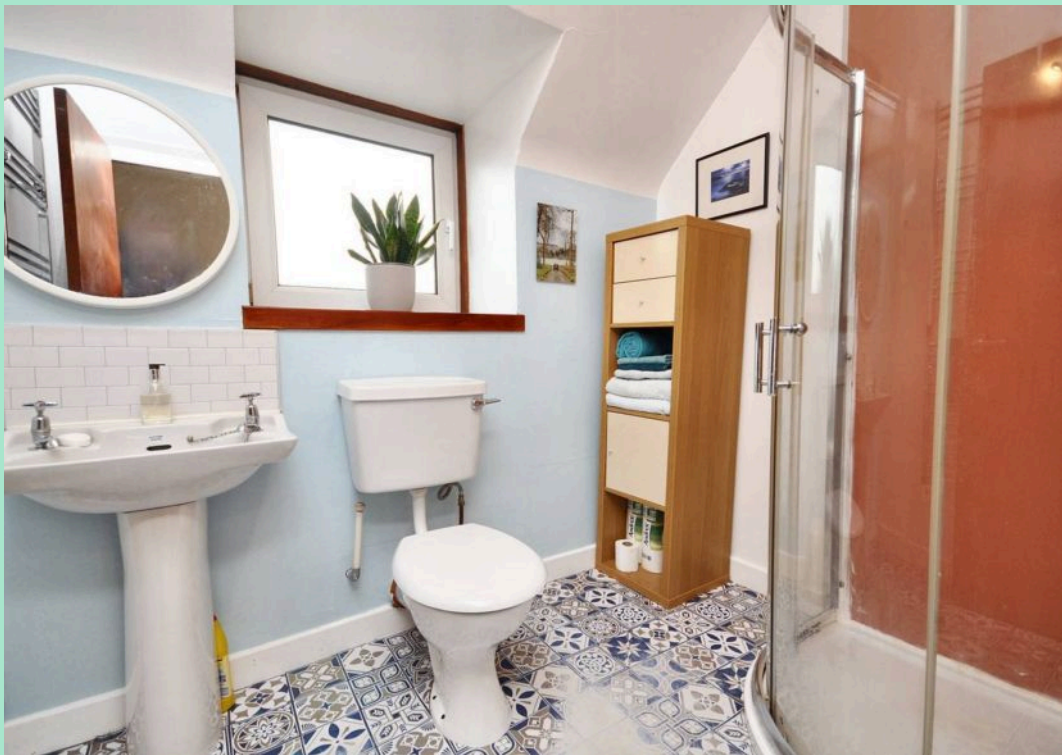
To rear of property, an upper level roof terrace providing ample outside space on recently renewed fibre glass roof access from upper landing.

## On street

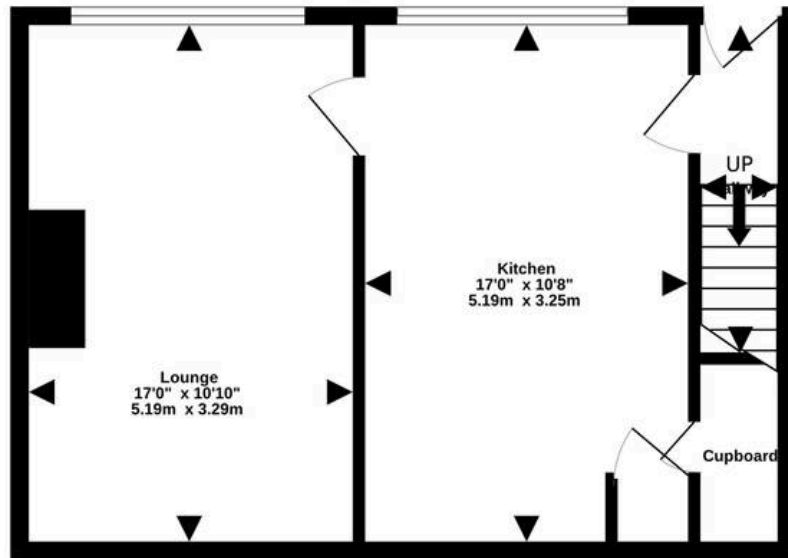
### 2 Parking Spaces

Free on street parking located to front of property with ample space for multiple cars.

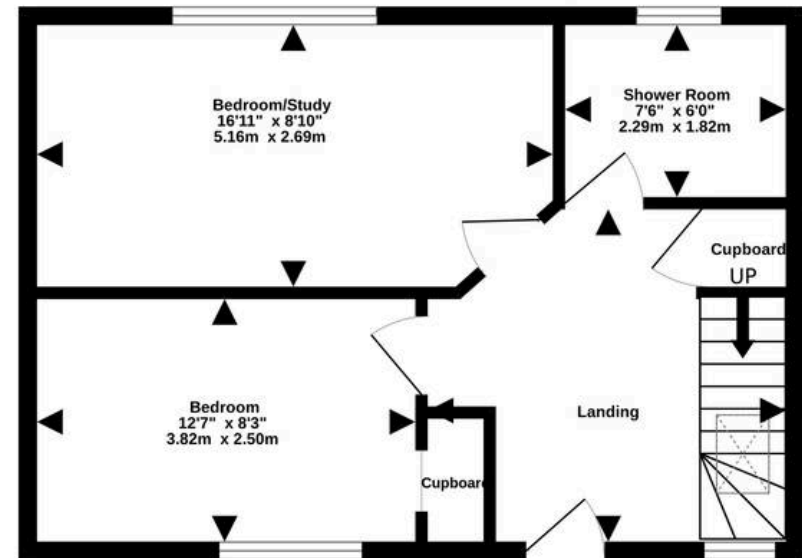




Ground Floor  
409 sq.ft. (38.0 sq.m.) approx.



1st Floor  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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.







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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.