



33 Bayview Terrace, Kirkcolm

Stranraer

Offers Over – £90,000

33 Bayview Terrace

Kirkcolm, Stranraer

Local amenities are available in the village of Kirkcolm approximately 2 miles distant and include a public house and primary school while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in the town of Stranraer some 9 miles distant. A bus service to both primary and secondary school is available from the property by request. Other amenities within easy reach include access to Wig Bay sailing club, Creachmore golf club and trout fishing only a few minutes drive away. Viewing of this most attractive country residence is to be strongly recommended.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Ideal first time purchase
- Spacious family home
- Off road parking
- Feature multi fuel burning stove
- Fully double glazed
- Generous garden grounds
- Open views over farmland and Lochryan beyond



33 Bayview Terrace

Kirkcolm, Stranraer

This charming 3 Bedroom Semi Detached House presents an ideal first-time purchase opportunity, boasting spacious family accommodation. The property features an inviting multi-fuel burning stove, perfect for cosy evenings, and is fully double glazed to ensure comfort year-round. With off-road parking available, this residence offers both convenience and style. The generous garden grounds provide a peaceful retreat, with open views stretching over farmland and the picturesque Lochryan, creating a serene backdrop for relaxation and enjoyment.

Step outside into the expansive outdoor space, where the spacious rear garden unfolds, offering panoramic views of the surrounding farmland and Lochryan. The wooden decking area is perfect for al fresco dining, while the large maintained lawn area provides ample space for outdoor activities. The fenced border ensures privacy and security. Additionally, the front garden is tastefully landscaped with planting borders and a well-maintained lawn area bordered by a decorative wall. Completing the ensemble is the concrete driveway, offering off-road parking, making this property truly a gem in its serene setting.



Hallway

Front entrance into spacious hallway providing full access to ground level accommodation as well as stairs giving access to upper level accommodation. Central heating radiator also.

Lounge

16' 2" x 11' 2" (4.93m x 3.41m)

Generous sized lounge to front of property with feature multi fuel burning stove, large double glazed window providing front outlook and central heating radiator. TV point also.

Kitchen

12' 0" x 10' 0" (3.66m x 3.04m)

Spacious kitchen to rear of property with both floor and wall mounted units with integrated stainless steel sink. Double glazed window providing rear outlook, plumbing for washing machine as well as access to rear dining room.

Dining room

10' 0" x 8' 2" (3.04m x 2.48m)

Dining room to rear of property accessed via kitchen with double glazed window providing rear outlook and central heating radiator.

Bathroom

7' 0" x 6' 5" (2.14m x 1.96m)

Bright and modern bathroom on the upper level with shower over bath, separate toilet and WHB as well as double glazed window and fitted cabinets.

Bedroom 1

13' 4" x 11' 3" (4.06m x 3.43m)

Spacious double bedroom on the upper level with two double glazed windows, central heating radiator and built in storage.



Bedroom 2

11' 3" x 10' 0" (3.43m x 3.04m)

Double bedroom on upper level with double glazed window providing front outlook as well as central heating radiator and built in storage.

Bedroom 3

11' 4" x 10' 6" (3.46m x 3.20m)

Double bedroom on upper level with double glazed window providing rear outlook as well as central heating radiator and built in storage.

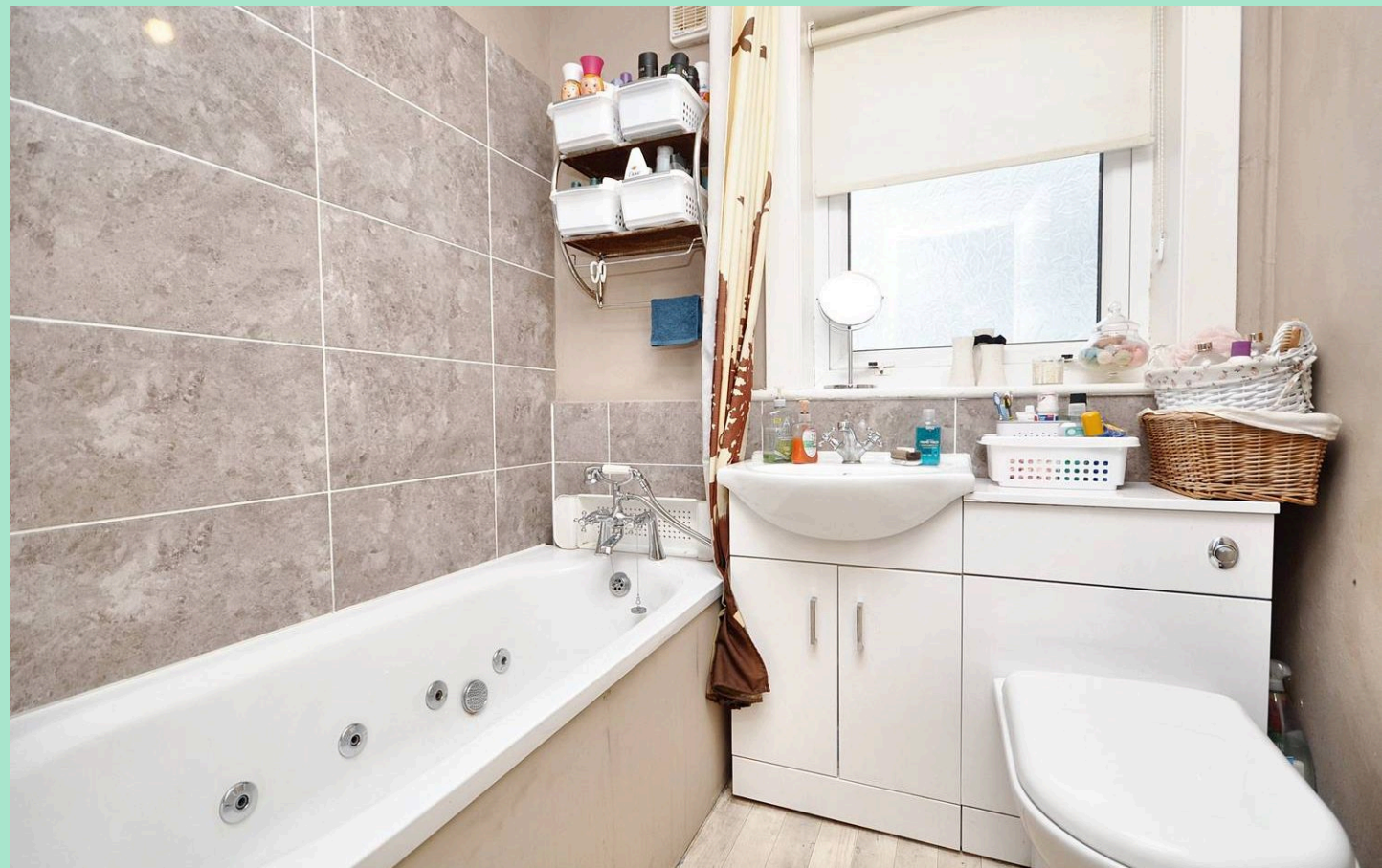
Garden

Spacious rear garden ground providing open views over farmland and Lochryan beyond comprising of wooden decking, large maintained lawn area and fenced border. Garden ground to the front of the property also with planting borders and maintained lawn area with border wall.

DRIVEWAY

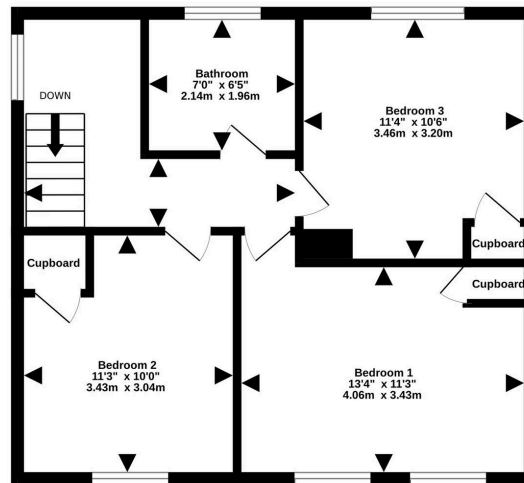
1 Parking Space

Concrete driveway to front of property allowing for off road parking.

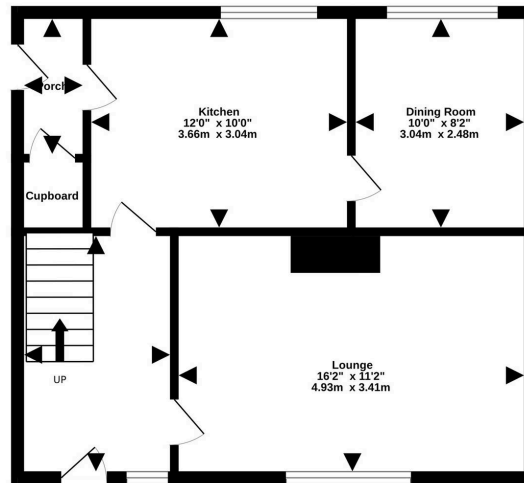




1st Floor



Ground Floor



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.