

44 Glebe Street, Stranraer

DG9 7LS

Offers Over - £75,000 are invited.

44 Glebe Street

Stranraer, DG9 7LS

Local amenities include a general store, supermarket, leisure centre and primary schools while all major amenities are located in and around the town centre and include further supermarkets, healthcare and secondary school. There is also a town centre and school transport service available from close by.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Spacious three bedroom property
- Convenient location
- Ideal first time purchase
- Gas fired central heating
- Fully enclosed garden grounds
- Close to all local amenities
- Potential buy to let investment



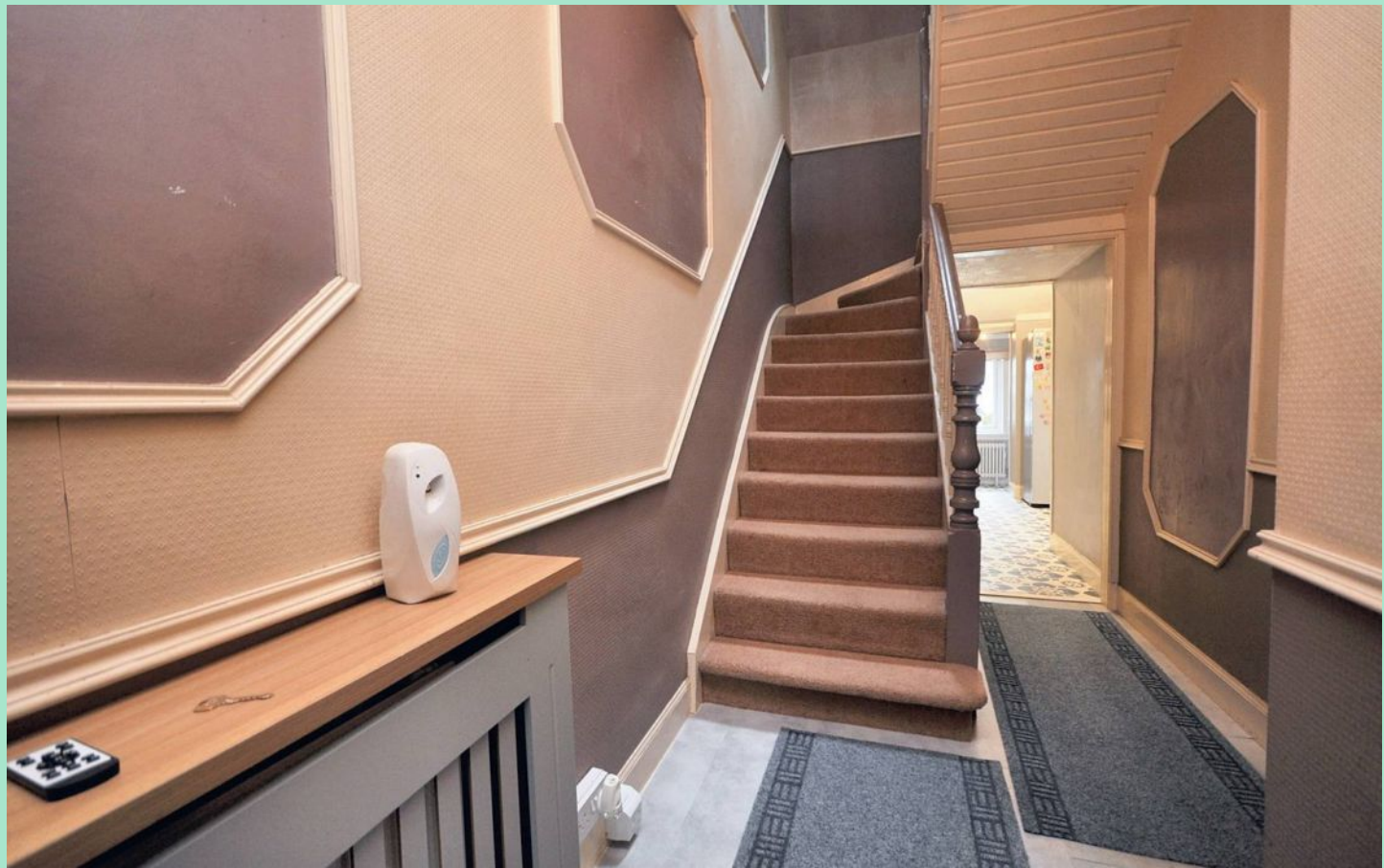
44 Glebe Street

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Positioned in a convenient location, this spacious three-bedroom terraced house presents an ideal first-time purchase opportunity. Boasting gas fired central heating, this property features fully enclosed garden grounds which can be easily maintained.

With potential as a buy-to-let investment, it is strategically situated close to all local amenities, offering both comfort and convenience to its future occupants.

With fully enclosed garden grounds awaiting at the rear of the property. A paved patio area leads down to a rear garden store, accompanied by lush planting borders, a greenhouse, and storage containers. Providing spacious accommodation in a convenient location, viewings of this property is to be thoroughly recommended.



Hallway

Front entrance porch leading into spacious hallway providing full access to ground floor living accommodation. Central heating radiator as well as under stairs storage and stairs providing access to upper level accommodation.

Lounge

13' 11" x 11' 5" (4.24m x 3.48m)

Spacious lounge to front of property with large double glazed windows to front as well as central heating radiator. Feature electric fire also.

Dining Room/ Bedroom

11' 9" x 11' 5" (3.58m x 3.48m)

Towards rear of property, a dining room/ potential ground floor bedroom with double glazed window to rear and central heating radiator.

Kitchen

10' 1" x 8' 5" (3.08m x 2.56m)

Bright and generous kitchen to rear of property, fully fitted with both floor and wall units. Integrated electric fan oven with hob and extractor, double glazed window as well as UPVC storm door providing rear access to garden grounds. Open plan access to rear utility space also.

Utility Room

10' 1" x 6' 0" (3.08m x 1.83m)

Access off kitchen to rear of property, generous sized utility space fitted with both floor and wall mounted units. Double glazed window providing rear outlook as well as composite sink with mixer tap and plumbing for washing machine. Central heating radiator also.

Bedroom

11' 5" x 10' 2" (3.48m x 3.11m)

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

Bedroom

12' 2" x 11' 5" (3.70m x 3.48m)

Spacious double bedroom on the upper level with double glazed window providing front outlook. Generous built in



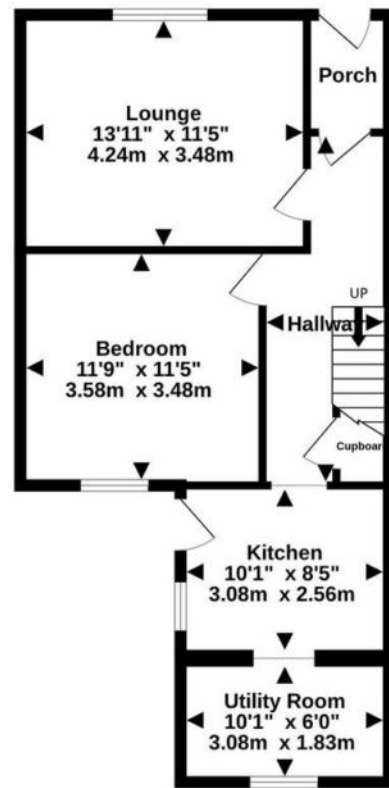
GARDEN

Generous sized, fully enclosed garden grounds to the rear of property comprising of paved patio area leading down to rear garden store with planting borders as well as green house and storage containers.

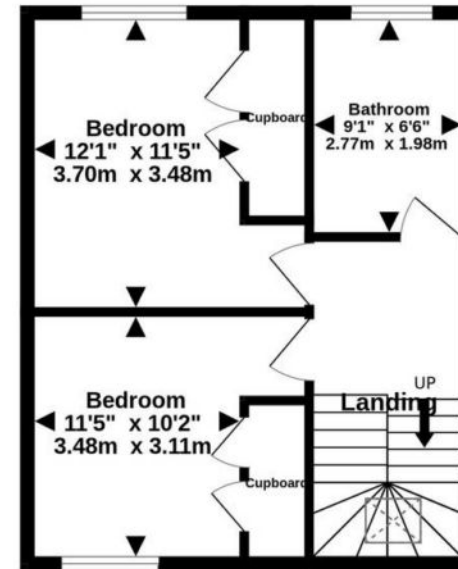




Ground Floor
672 sq.ft. (62.4 sq.m.) approx.



1st Floor
400 sq.ft. (37.1 sq.m.) approx.



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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