

The logo for SWPC (South West Property Centre) features the letters 'SWPC' in a bold, white, sans-serif font. The letters are set against a dark green rectangular background. Above this green box is a red, stylized roof shape. Below the green box, the text 'south west property centre' is written in a smaller, red, lowercase sans-serif font.

south west property centre

The address '5 Finnart Crescent Stranraer, DG9 0AJ' is displayed in a white, sans-serif font. The text is positioned in the bottom-left corner of the image, overlaid on the brick wall and gravel area of the property's front garden.





Spacious, terraced  
3 bedroom property in  
excellent condition  
throughout.

Offers Over: £100,000 are invited



5 Finnart Crescent, Stranraer, DG9 0AJ



1



3



1

### Key Features:

- . Spacious family home
- . Ideal first time purchase
- . Gas fired central heating
- . Solar Panels
- . Enclosed garden to rear
- . Walk in condition
- . Convenient location
- . Fully double-glazed
- . Three double bedrooms









## Property description

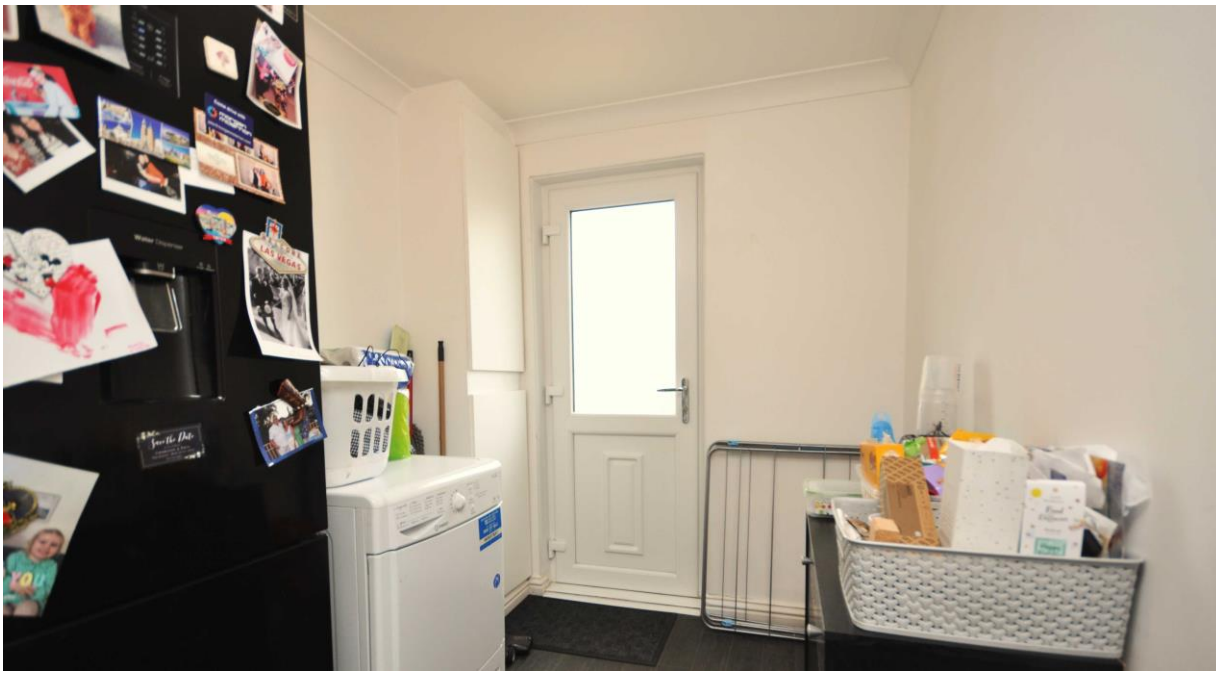
A very well-presented terraced villa located in a popular residential cul-de-sac within easy reach of the town centre and all major amenities. In excellent condition throughout and featuring comfortable family accommodation over two floors. Spacious modern, 'dining' kitchen, modern shower room, uPVC double glazing, gas fired central heating, new external insulation and render. Set amidst its own easily maintained area of garden ground. Conveniently located near Sheuchan Primary School. An ideal first purchase.

Located within easy reach of the town centre and all major amenities, this is a very well-presented villa which provides comfortable family accommodation over two floors. The property, which is in excellent condition throughout, is of traditional construction under a tiled roof and benefits from spacious and comfortable accommodation over two levels, bright décor, uPVC double glazing, gas fired central heating, and new external insulation & render. A property which is ideally suited as a first-time purchase or buy-to-let opportunity.

It is also situated within its own easily maintained area of garden ground and is adjacent to other residential properties of similar design.

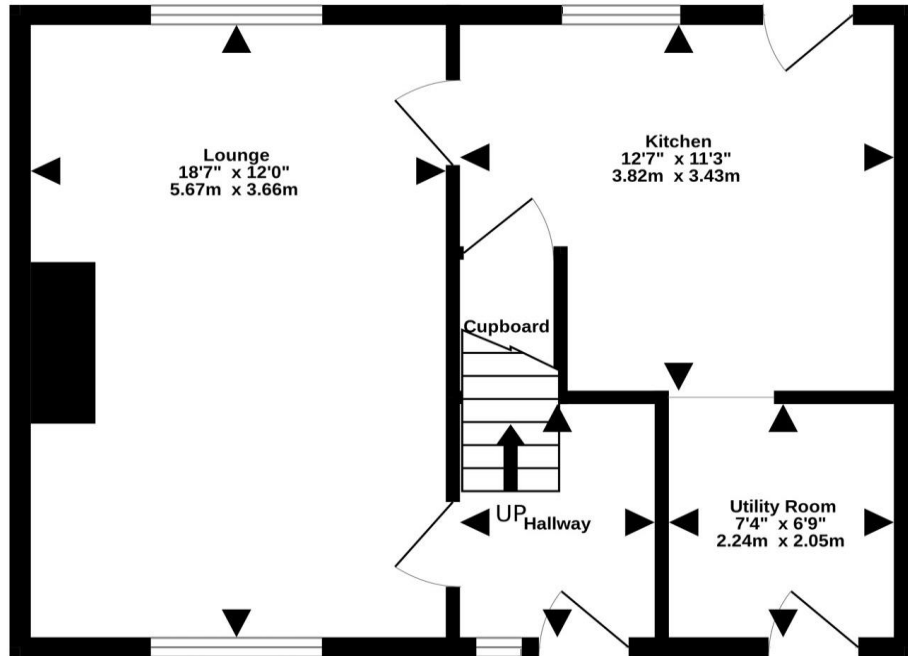
Local amenities within easy reach include a general store, Loch Ryan shore and Sheuchan Primary School while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all located in and around the town centre approximately 1/2 mile distant. There is also a town centre and secondary school transport service available from close by.



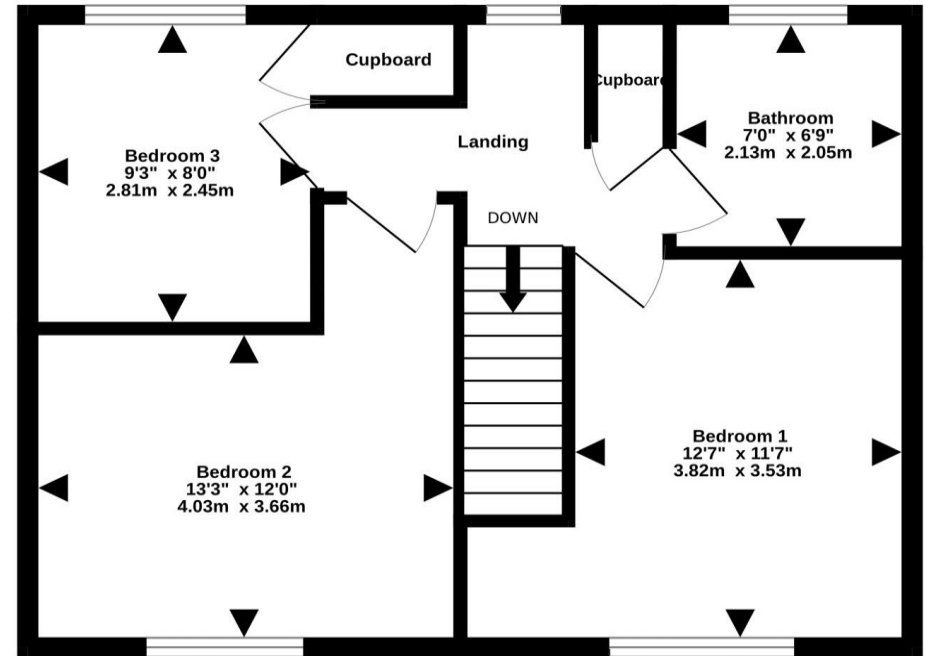




Ground Floor  
448 sq.ft. (41.6 sq.m.) approx.



1st Floor  
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 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.

# Accommodation

## Hallway

Entrance into hallway via Upvc storm door providing full access to ground level accommodation as well as stairs providing access to upper-level accommodation.

## Lounge

Bright and spacious lounge towards front of property with 2 x large double-glazed windows, central heating radiator as well as TV point. Feature gas fire as well as access into dining kitchen.

## Kitchen

Modern dining kitchen to rear of property with both floor and wall mounted units, stainless steel sink, integrated oven and ceramic hob, fitted extractor fan as well as open access to separate utility area and access to rear garden.

## Utility

Towards front of property providing front access and currently housing fridge freezer, an ideal alternative to side/rear access to property.

## Landing

Providing full access to upper level accommodation with double glazed window providing rear outlook as well as built in storage currently housing the central heating boiler.

## Master bedroom

Large double bedroom towards front of property with large double-glazed window , central heating radiator as well as TV point.

## Bedroom 2

Large double bedroom towards front of property with large double-glazed window , central heating radiator as well as TV point.

## Bedroom 3

Well proportioned bedroom towards rear of property with double glazed window providing rear outlook as well as built in storage.

## Bathroom

Bright and modern bathroom comprising of toilet, WHB separate shower cubicle. Heated towel rack, tiled wall as well as Velux window.

## Garden

Enclosed rear garden comprising of large raised concrete patio area. Easily maintained with outside tap also.







### NOTES

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

### COUNCIL TAX

Band B

### EPC RATING

B

### SERVICES

Mains electricity, drainage & water. Gas fired central heating. Solar panels to front of property.

### 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.