

FOR SALE

**15 LOCHVIEW ROAD,
STRANRAER, DG9 8HJ**



An opportunity to acquire a semi - detached villa which provides excellent family accommodation over two floors. Occupies a convenient, popular and quiet location close to both primary /secondary schooling towards eastern perimeter of town. Easily maintained corner site garden with ample off road parking. Electric heating and uPVC double glazing.

**PORCH, HALLWAY, LOUNGE, 'DINING' KITCHEN,
BATHROOM, 3 BEDROOMS, GARDEN**

Guide Price **£85,000** are invited



Property Agents

Free pre - sale valuation

High profile town centre display

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Independent Financial
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Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk

DESCRIPTION:

Located towards the popular east end of Stranraer within a residential area and most conveniently situated close to both primary and secondary schooling, this is a semi-detached villa which provides most comfortable and well-proportioned family accommodation over two floors.

The property benefits from a spacious 'dining' kitchen, some new internal plasterwork, some new internal woodwork, some new carpets, electric heating and uPVC double glazing.

Of non-traditional construction under a tiled roof, the property is in good condition throughout and benefits from a spacious 'dining' Kitchen, new internal plasterwork, new internal woodwork, new internal doors, electric heating and uPVC double glazing.

It is set within an easily maintained corner site area of garden ground with ample off road parking.

Local amenities that are readily accessible include access to the Loch Ryan shore, Rephad Primary School, Stranraer Academy and general store, while all major amenities such as supermarkets, healthcare, Stair Park and indoor leisure pool complex are located in and around the town centre approximately 1 mile distant.

PORCH:

The property is entered by way of a sliding double glazed door.

HALLWAY:

A double glazed interior door provides access to the hallway. Laminate flooring, built-in storage cupboards and electric storage heater.

LOUNGE: (Approx 5.2m – 3.57m)

This is a well-proportioned room to the front of the property with a wall mounted electric fire. Electric storage heater, telephone point and TV/satellite point.



[Further lounge image](#)



'DINING' KITCHEN: (Approx 5.2m – 2.66m)

The kitchen is fitted with a range of floor and wall mounted units in cream with wood grain style worktops incorporating a stainless steel sink with mixer. There is an electric cooker point, plumbing for a dishwasher and plumbing for an automatic washing. Laminate flooring and breakfast bar.



BATHROOM: (Approx 2m – 1.68m)

The bathroom is fitted with a three piece suite in white comprising a WHB, WC and bath with mixer/showerhead. There is a Triton electric shower in place over the full tiled bath. Painted pine wall panelling and heated towel rail.

Bathroom image



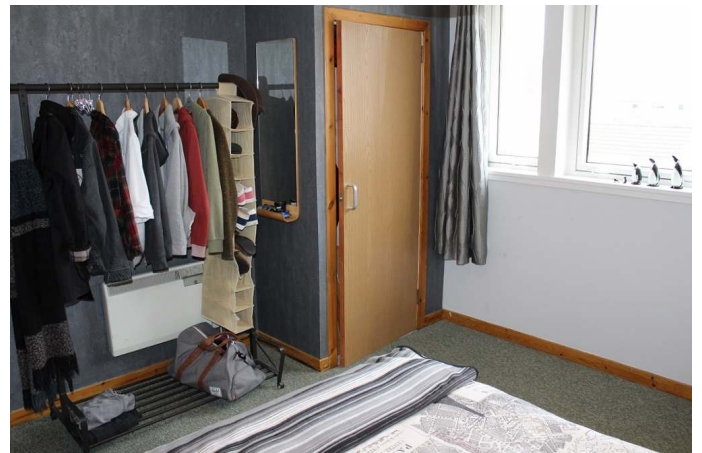
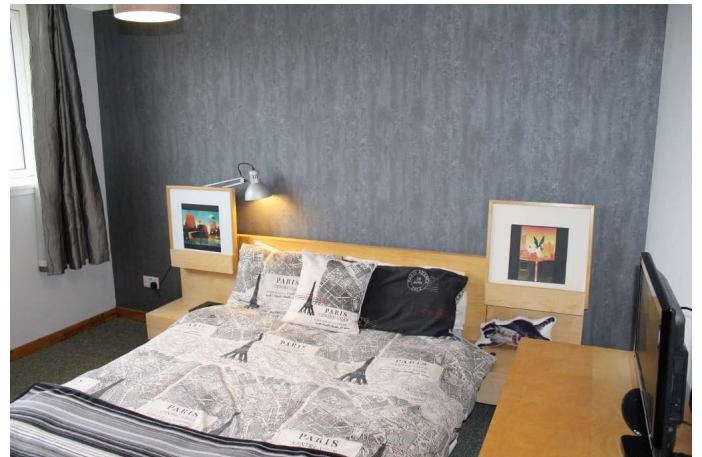
LANDING:
Built-in storage cupboard and electric storage heater.



BEDROOM 1: (Approx 4.5m – 2.5m)
A bedroom to the front with built-in wardrobe, TV point and electric panel heater.



BEDROOM 2: (Approx 2.8m – 3.6m)
A bedroom to the rear with built-in wardrobe, TV point and electric panel heater.



BEDROOM 3: (Approx 3.8m – 2.6m)
A further bedroom to the rear with built-in wardrobe and TV point.

GARDEN:
The property is set within its own generous area of corner site garden ground. The front has mainly been laid out in lawn set within screen hedging. To the side there is a further area of lawn and paved driveway with way with ample room for off road parking. The enclosed rear garden is mainly laid out to lawn.





ENTRY: Negotiable

VIEWING: By appt with *S.W.P.C*

DETAILS PREPARED: 02/02/2017

COUNCIL TAX: Band 'A'

GENERAL:

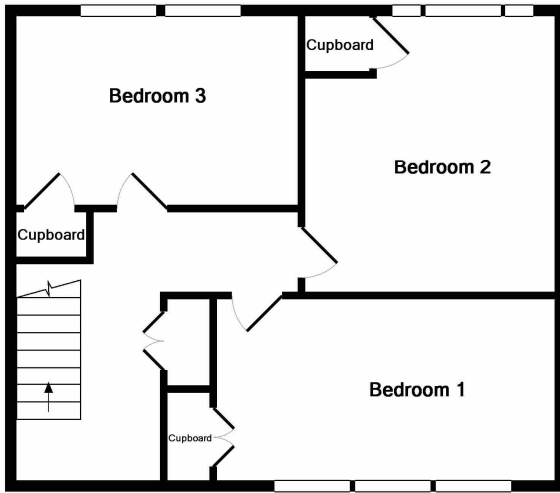
All floor coverings, curtains, blinds and garden shed are included in the sale price.

SERVICES:

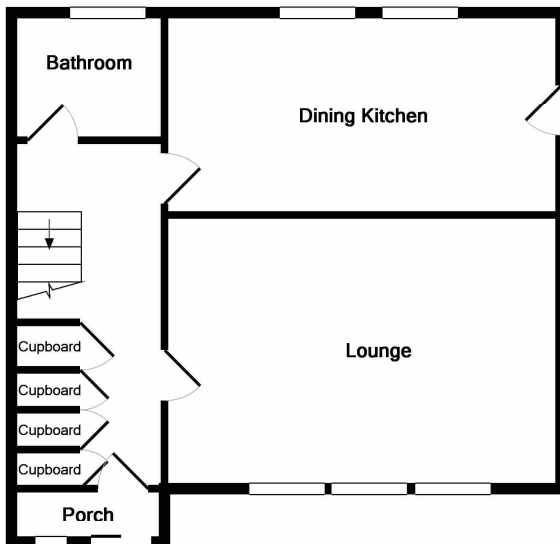
Mains electricity, water and drainage. EPC= E

OFFERS:

All offers for the above property should be made in writing to
South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.
Telephone (01776) 706147 Fax: (01776) 706890
www.swpc.co.uk



1st Floor



Ground Floor

Measurements are approximate. Not to scale. Illustrative purposes only
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The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not, therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**