

FOR SALE

**55 LOCHRYAN STREET,
STRANRAER, DG9 7HP**



An opportunity to acquire a spacious property located only a short walk from the town centre. The property is in good condition throughout, benefiting from a spacious kitchen, delightful shower room, gas fired central heating, and uPVC double glazing. Set within its own area of easily maintained garden ground.

PORCH, HALLWAY, LOUNGE, DINING ROOM/3rd BEDROOM, 'DINING' KITCHEN, SHOWER ROOM, STORE, 2 BEDROOMS, GARDEN

PRICE: Offers over £85,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
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Introducers for
Independent Financial
& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED
Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Located only a short distance from the town centre this is a well-proportioned residence providing spacious family accommodation over two levels.

Of traditional construction under a slate & felt roof, the property is in good condition throughout and benefits from a spacious kitchen, delightful shower room, gas fired central heating, and uPVC double glazing.

The property is set within its own area of easily maintained garden ground.

It is situated within a popular and sought after residential area of the town and is adjacent to other terraced residential units of varying design with an outlook over same and the garden ground to the rear.

All major amenities are located in and around the town centre and include supermarkets, healthcare, indoor leisure pool complex and primary/secondary schooling.

PORCH:

The property is accessed by way of a uPVC storm door. Terrazzo tiled floor.



HALLWAY:

The hallway provides access to ground floor accommodation and the staircase to the first floor. Under stairs cupboard.



LOUNGE:

A main lounge to the front with display recess, vertical radiators, and wall mounted TV point.



DINING ROOM:

A further reception room to the rear which could be used as a ground floor bedroom. CH radiator.



STORE:

A most useful storage area between the dining room and kitchen.

KITCHEN:

The kitchen is fitted with a range of floor and wall mounted units with granite style worktops incorporating a stainless-steel sink. Gas cooker point, plumbing for an automatic washing machine, and plumbing for a dishwasher. CH radiator.



[Further kitchen image](#)



[Further bedroom 1 image](#)



SHOWER ROOM:

The vinyl panelled shower room is fitted with a WHB, WC, and a wet & dry shower cubicle with a mains shower. CH radiator.

BEDROOM 2:

A further bedroom to the front with a CH radiator.



LANDING:

The landing provides access to the bedroom accommodation.

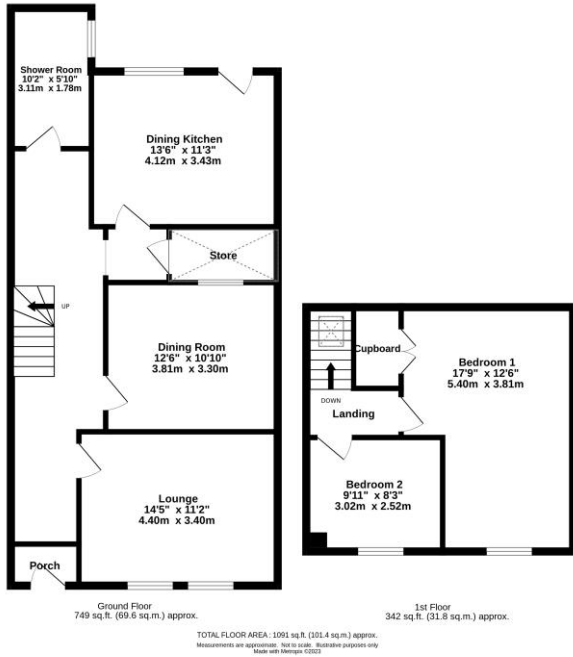
GARDEN:

The front garden is laid out in gravel for ease of maintenance and is set within a low-level wall with wrought iron railings. The enclosed rear garden is comprised of a paved patio, lawn, gravel border, and flower border. The garden shed is included.

BEDROOM 1:

A bedroom to the front with built-in storage, TV point, and CH radiator.





ENTRY: Negotiable

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

DETAILS PREPARED: 27/07/2023

COUNCIL TAX: Band 'C'

SERVICES:

Mains electricity, gas, drainage, and water. EPC = D

OFFERS:

All offers for the above property should be made in writing to

South West Property Centre Ltd, Charlotte Street,
Stranraer, DG9 7ED.

Tel: (01776) 706147 Fax: (01776) 706890
www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

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.