

**FOR SALE**

**41 LOCHRYAN STREET  
STRANRAER**



An opportunity arises to acquire a centrally located property which offer comfortable, family accommodation over two levels. The property benefits from a shaker design 'dining' kitchen, splendid bathroom, the addition of a sun lounge to the rear, uPVC double glazing and gas fired central heating. Set within easily maintained garden ground.

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

**PRICE: Offers over £90,000 are invited**



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Charlotte Street  
Stranraer  
DG9 7ED

Tel: 01776 706147  
Fax: 01776 706890

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## DESCRIPTION:

Located only a short distance from the town centre and within a terrace of residential private properties, this is a terraced property which provides comfortable accommodation over two levels.

The property benefits from a shaker design 'dining' kitchen, splendid bathroom, the addition of a sun lounge to the rear, uPVC double glazing and gas fired central heating.

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.

Of traditional construction under a felt roof, the property benefits from having very well proportioned and comfortable accommodation and a most attractive garden 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.

Viewing of this most pleasant home, which is in excellent condition throughout, is to be thoroughly recommended.

## PORCH:

The property is accessed by way of a composite storm door. Glazed interior door to the hallway.

## HALLWAY:

The hallway provides access to all downstairs accommodation and to the open plan staircase. CH radiator.

## LOUNGE:

This is a most comfortable room to the front with most attractive ceiling cornice, wall lighting, recessed display area with glass shelving and CH radiator. There is a fystone fireplace housing a log effect gas fire and timber mantle.



## SUN LOUNGE:

The sun lounge is situated to the rear and is glazed to two sides overlooking the garden ground. Contemporary vertical radiator door to garden.



## 'DINING' KITCHEN:

The kitchen has been fitted with a full range of shaker design floor and wall mounted units with woodgrain style worktops. There is a gas hob, extractor hood, built-in oven, integrated dishwasher, plumbing for an automatic washing machine, integrated fridge and integrated freezer. Breakfast bar and CH radiator.



## LANDING:

The landing provides access to the bathroom and bedroom accommodation.



**BATHROOM:**

The bathroom has been fitted with a three-piece suite in white comprising WC, WHB and Bath. There is an electric shower in place over the bath. CH radiator.



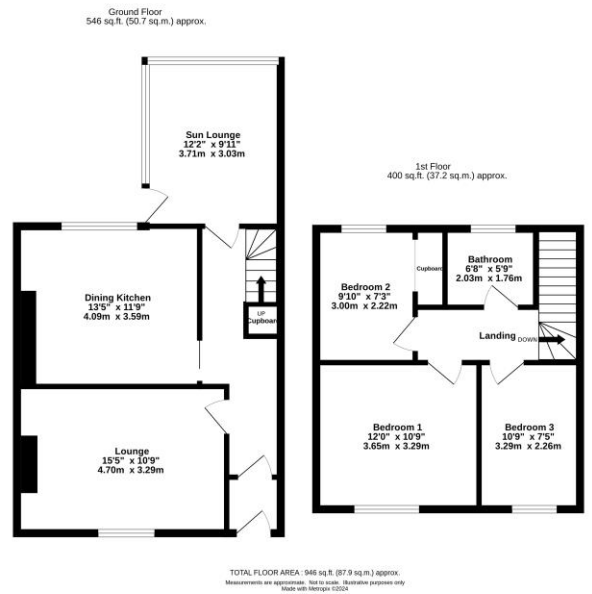
**GARDEN:**

The front garden is laid out in gravel for ease of maintenance and is set within a low-level wall. The enclosed rear is comprised of a paved patio and lawn. There is a wooden garden shed.



**BEDROOM 1:**

A bedroom to the front with CH radiator and small built-in cupboard.



**BEDROOM 2:**

Bedroom to the rear with built-in wardrobe and CH radiator.

**BEDROOM 3:**

A further bedroom to the front with CH radiator.



ENTRY: Negotiable

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

DETAILS PREPARED: 06/03/2024

COUNCIL TAX: Band 'C'

**GENERAL:**

All carpets, blinds, integrated kitchen appliances and garden shed are included in the sale price.

**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

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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.