

**FOR SALE**

**52 LOCHRYAN STREET,  
STRANRAER, DG9 7HR**



An opportunity arises to acquire a centrally located property which offer comfortable, family accommodation over two levels. The property has undergone a full programme of modernisation in the recent past to include splendid 'dining' kitchen, delightful bathroom, attractive internal woodwork, re-wire, uPVC double glazing and modern electric heating. Set within easily maintained garden ground.

**HALLWAY, LOUNGE, DINING ROOM/3<sup>RD</sup>  
BEDROOM, 'DINING' KITCHEN, BATHROOM,  
2 BEDROOMS, GARDEN**

**PRICE: Offers over £85,000 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.

In excellent condition throughout having been modernised in the recent past to include a splendid 'dining' kitchen, delightful bathroom, attractive internal woodwork, re-wire, uPVC double glazing and modern electric 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.

Set within its own area of well – maintained garden ground.

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.

## HALLWAY:

The property is accessed by way of a double-glazed storm door. Spindle & rail staircase, under stairs storage and electric radiator.



## LOUNGE:

This is a most comfortable room to the front with a wooden fire surround housing an electric fire. Electric radiator and TV point.



## Further lounge image



## DINING ROOM:

A further reception room to the rear which could be used as a ground floor bedroom, if required. Electric radiator.



## 'DINING' KITCHEN:

The kitchen has been fitted with a range of oak design floor and wall mounted units with granite style worktops. There is a ceramic hob, extractor hood, built-in oven and plumbing for an automatic washing machine. TV point and electric radiator.



## Further kitchen images



## **LANDING:**

The landing provides access to the bedroom accommodation.



## **BEDROOM 1:**

A bedroom to the front with built-in wardrobes, TV point and electric panel heater.



## **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. Electric radiator.



## **BEDROOM 2:**

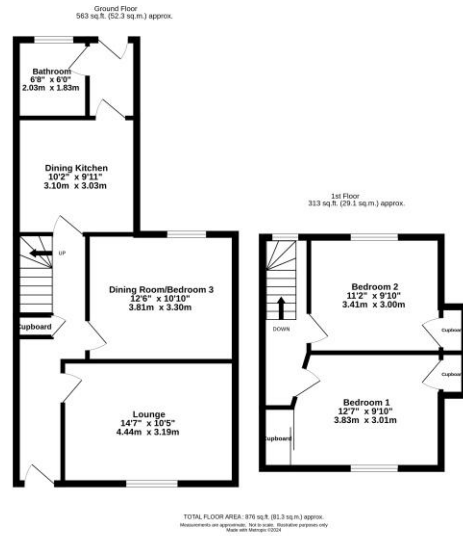
A to the rear with built-in wardrobe and electric panel heater.

## Bedroom 2 image



## GARDEN:

The front garden is laid out in paving for ease of maintenance. The rear garden is comprised of a concrete patio, lawn and garden shed with a timber deck. There is pedestrian access to a rear lane leading to Edinburgh Road.



**ENTRY:** Negotiable

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

**DETAILS PREPARED:** 04/04/2024

**COUNCIL TAX:** Band 'C'

## GENERAL:

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

## SERVICES:

Mains electricity, drainage and water. EPC = G

## 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.