

The logo for SWPC (South West Property Centre) features the letters 'SWPC' in a bold, white, sans-serif font, centered within a teal-colored rounded rectangle. Above the rectangle is a red roof-like shape, and below it, the text 'south west property centre' is written in a smaller, red, lowercase sans-serif font.

SWPC

south west property centre



Offers Over £75,000 are invited

**9 Station Place
Stranraer
DG9 7HW**



An opportunity to acquire a mid-terrace property occupying a quiet private residential cul-de-sac location within easy reach of the town centre and all major amenities. This is deceptively spacious property benefits from a spacious dining kitchen, ground floor bedroom with en-suite, gas fired central heating and uPVC double glazing. In fair condition with scope for modernisation within. Enclosed garden ground to the rear.

HALLWAY, LOUNGE, 'DINING' KITCHEN, BATHROOM, 3 BEDROOMS (1 EN-SUITE), GARDEN



Occupying a quiet cul-de-sac location within a private residential area, this is a spacious terraced residence providing family accommodation over two levels. The property which is located within easy reach of the town centre and all amenities is of traditional construction under a slate/felt roof and benefits from a generous 'dining' kitchen, ground floor en-suite bedroom, gas fired central heating and uPVC double glazing.

In fair condition throughout with scope for modernisation within.

There is a fully enclosed area of garden ground to the rear.

It is situated adjacent to other terraced properties of varying style with an outlook to the front over same and to the rear over garden ground.

All major amenities including healthcare, supermarkets, indoor leisure pool complex and primary/secondary schooling are located only a short distance away.

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

The property is accessed by way of a uPVC storm door. Laminate flooring.

Lounge

A main lounge to the front with decorative brick fire surround , laminate flooring, CH radiator and TV point.

Kitchen

The kitchen is fitted with a range of shaker style floor and wall mounted units with butcher block worktops incorporating a Belfast sink. There is an electric cooker point, extractor hood and plumbing for an automatic washing machine. Sliding patio doors leading to the rear garden. CH radiator.

Bedroom 1

A ground floor bedroom to the rear with CH radiator.

En-suite

Fitted with a WHB, WC and shower cubicle,.

Bathroom

The bathroom is fitted with a WHB, WC and bath . CH radiator and shelved cupboard.

Bedroom 2

A first floor bedroom to the rear with laminate flooring, CH radiator and TV point.

Bedroom 3

A bedroom to the front with laminate flooring and CH radiator.

Garden

The enclosed garden to the rear is mainly laid out to lawn.



COUNCIL TAX
BAND 'F'

EPC
BAND 'D'

SERVICES

Mains electricity, gas, water & drainage.

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.

