

FOR SALE

**22 GLEBE STREET,
STRANRAER, DG9 7LT**



An end-of-terrace cottage style property located within easy reach of the town centre and all amenities. An ideal first-time purchase or investment opportunity. The property benefits from gas fired central heating and uPVC double glazing. Some general modernisation will be required. There is enclosed garden ground to the rear with the added benefit of a driveway to the side.

**PORCH, HALLWAY, LOUNGE/2nd BEDROOM,
SITTING ROOM, KITCHEN, BATHROOM,
BEDROOM, GARDEN, OFF-ROAD PARKING**

PRICE: Offers over £55,000 are invited



Property Agents

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High profile town centre display

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& Mortgage Advice

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

www.swpc.co.uk



DESCRIPTION:

Located within easy reach of the town centre, this is an end-of-terrace cottage style property ideally suited to the first-time buyer or as an investment opportunity. Of traditional construction under a slate and felt roof, the property benefits from gas fired central heating and uPVC double glazing. It has an area of enclosed garden ground to the rear with the added benefit of a driveway to the side of the property.

Local amenities closeby include general store and primary school while all major amenities are all located in and around the town centre which is only a short distance away, and include supermarkets, healthcare, indoor leisure pool complex and secondary school.

Viewing of this walk into home is to be thoroughly recommended.

PORCH:

A uPVC storm door leads to the entrance porch. Electric fuseboard/meter.

HALLWAY:

The hallway provides access to almost all of the accommodation and to the stairway. CH radiator and understairs cupboard.

LOUNGE/2nd BEDROOM:

A most comfortable room to the front of the property which could be used as a second bedroom if required. There is a tile fire surround and hearth, CH radiator, two display recesses with cupboards below and wall lights.



SITTING ROOM:

A further reception room to the rear with Fyfe stone fireplace housing a gas fire. TV point and CH radiator.



KITCHEN:

The kitchen has been fitted with a range of floor and wall mounted units in white with ample worktops incorporating a stainless-steel sink with mixer. There is a built-in larder cupboard, electric cooker point, plumbing for an automatic washing machine and CH radiator. The modern gas fired central heating boiler is to be found in the kitchen.



BATHROOM (5ft 2in – 4ft 11in)

The bathroom is fitted with a 3-piece suite in white comprising WC, WHB and Bath with shower attachment. CH radiator.



LANDING:

The small landing provides access to the bedroom. There is a built-in storage cupboard.

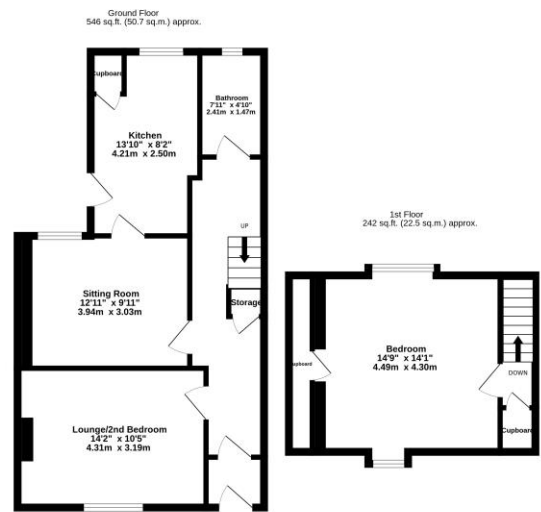
BEDROOM:

A bedroom with windows to both the front and rear. CH radiator and large built-in wardrobe.



GARDEN:

The property is set within a generous area of fully enclosed garden ground. There is a driveway to the side accessed by way of metal gates.



ENTRY: Negotiable

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

DETAILS PREPARED: 19/08/2024

COUNCIL TAX: Band 'B'

SERVICES:

Mains electricity, gas, 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

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. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**