

FOR SALE

**42 HIGH STREET,
STRANRAER, DG9 7LJ**



An opportunity to acquire an end-of-terrace cottage of traditional construction situated within easy walking distance of the seafront and the town centre. The house is in poor condition throughout and will require a full programme of renovation. Garden ground to the rear with outbuilding and off-road parking. EPC = E

**HALLWAY, LOUNGE, 'DINING' KITCHEN,
BATHROOM, 2 BEDROOMS, BOXROOM,
OUTBUILDING, GARDEN**

PRICE: Offers over £42,500 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
Letting Service

Proven Sales record

Introducers for
Independent Financial
& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Occupying a convenient position within easy walking distance of the seafront, town centre and all major amenities, this is an end-of-terrace cottage of traditional construction. In poor condition throughout, it will require a full programme of renovation.

Garden ground to the rear with outbuilding and off-road parking.

All amenities are readily accessible including supermarkets, healthcare, primary schooling, indoor leisure pool complex and secondary school.

LOUNGE:



'DINING' KITCHEN:



Further kitchen image



BATHROOM:



BEDROOM 1:



View from bedroom 1



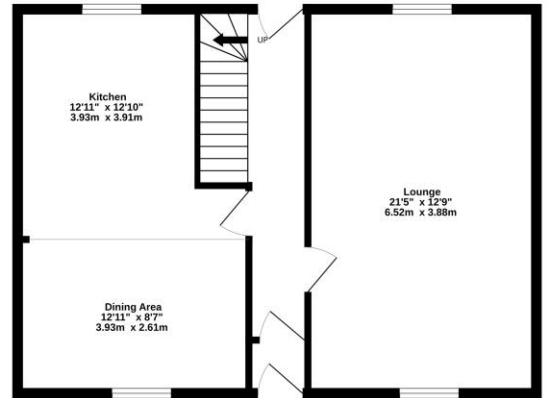
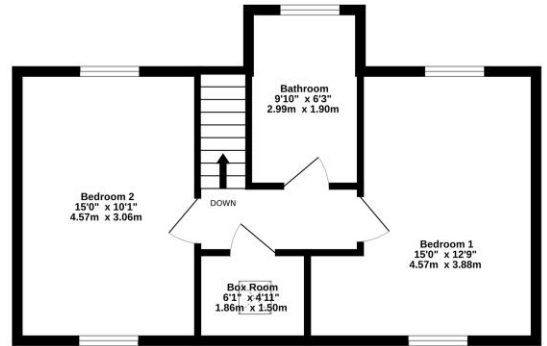
BEDROOM 2:



GARDEN:



1st Floor
455 sq.ft. (42.3 sq.m.) approx.



Ground Floor
619 sq.ft. (57.5 sq.m.) approx.

TOTAL FLOOR AREA: 1074 sq.ft. (99.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

ENTRY: Negotiable

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

DETAILS PREPARED: 18/09/2024

COUNCIL TAX: Band 'B'

GENERAL:

"This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale."

SERVICES:

Mains electricity, drainage, gas, and water.

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.

Tel: (01776) 706147 Fax: (01776) 706890

www.swpc.co.uk