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**Offers over £80,000 are invited**

**15 McCormack Gardens  
Stranraer  
DG9 7JB**





Offered for sale on a full ownership basis, the opportunity arises to acquire a terraced villa occupying a quiet location only a short distance from the town centre. In excellent condition throughout the property benefits from a splendid 'dining' kitchen, delightful shower room, uPVC double glazing and electric heating. Set within an easily maintained area of garden ground with off-road parking to the front. A quarterly factors fee will be payable, for more details contact Loreburn Housing Association - 01387 321 300.

**PORCH, LOUNGE, 'DINING' KITCHEN, BATHROOM,  
2 BEDROOMS, GARDEN**



Conveniently located within easy reach of the town centre, this is a well-proportioned terraced property of traditional construction under a tile roof. The property is in excellent condition throughout and benefits from a splendid 'dining' kitchen, delightful shower room, uPVC double glazing and electric heating. Set with its own area of easily maintained garden ground with off road parking to the front.

It is situated adjacent to other residential properties of a similar style and has an outlook over same to the front with the outlook to the rear being over garden ground.

It is located only a short walk from all major amenities including supermarkets, healthcare, indoor leisure pool complex and primary school. The secondary school is approximately a half mile distant.

Viewing of this ideal first time purchase is to be highly recommended.

**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.



**ENTRANCE PORCH: (Approx 0.95m – 0.95m)**

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

**LOUNGE: (Approx 3.55m – 4.57m)**

A well proportioned main lounge to the front. Electric radiator and TV point.

**KITCHEN: (Approx 4.51m – 2.13m)**

The kitchen has been fitted with a range of beech design floor and wall mounted units with marble style worktops incorporating an sterite sink. There is a ceramic hob, extractor hood, built-in oven automatic washing machine and fridge/freezer. Walk-in cupboard which houses the electric meter/consumer unit.

**LANDING:**

The upper landing provides access to the shower room, bedroom accommodation and the loft.

**SHOWER ROOM: (Approx 2.08m – 1.69m)**

The vinyl panelled shower room is fitted with a new WHB, WC and shower cubicle housing an electric shower. Heated towel rail.

**BEDROOM 1: (Approx 3.47m – 3.53m)**

A bedroom to the front with built-in cupboard and electric panel heater.

**BEDROOM 2: (Approx 2.4m – 3.19m)**

A bedroom to the rear with electric panel heater.

**GARDEN:**

The property is set within its own area of garden ground. The front is laid out in lawn and has mono block driveway for off road parking. The enclosed rear garden comprises a paved patio, gravel borders and wooden garden shed.





#### NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings, blinds, fitted kitchen appliances and garden shed.

#### COUNCIL TAX

B

#### EPC RATING

D

#### SERVICES

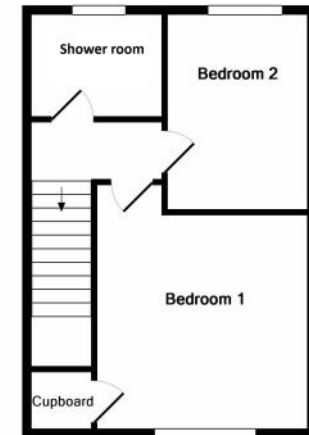
Mains electricity, water & drainage.

#### VIEWING ARRANGEMENTS

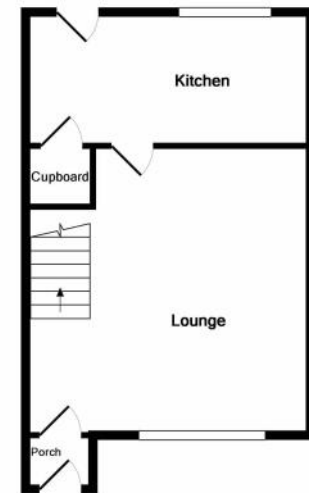
Through the selling agents, South West Property Centre Limited at their Stranraer office.  
01776 706147

#### 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.



1st Floor



Ground Floor

Measurements are approximate. Not to scale. Illustrative purposes only.  
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