

**FOR SALE**

**26B AGNEW CRESCENT,  
STRANRAER, DG9 7JZ**



An opportunity to acquire a ground floor flat located on the sea front and enjoying a wonderful outlook over Agnew Park to Loch Ryan beyond. The property benefits from a walnut design 'dining' kitchen, spacious shower room, electric heating and uPVC double glazing.

**LOUNGE, INNER HALLWAY, 'DINING' KITCHEN,  
SHOWER ROOM, BEDROOM**

**PRICE: Offers over £35,000 are invited**



Property Agents

Free pre – sale valuation

High profile town centre display

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Proven Sales record

Introducers for  
Independent Financial  
& Mortgage Advice

Charlotte Street  
Stranraer  
DG9 7ED

Tel: 01776 706147  
Fax: 01776 706890

[www.swpc.co.uk](http://www.swpc.co.uk)



## DESCRIPTION:

Occupying a seafront location and with views over Agnew park to the waters of Loch Ryan, this is a ground floor flat which provides comfortable accommodation over one level. Of traditional construction under a shared tile roof, the property benefits from a walnut design 'dining' kitchen, spacious shower room, generous storage, uPVC double glazing and electric heating.

It is situated adjacent to a range of terraced properties of varying style and is located within easy reach of the town centre and all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school.

Local amenities closeby include general store, bakers shop and primary school.

## PORCH:

Access to the property is by way of a shared porch with the flat above.

## LOUNGE:

A main lounge to the front with a pleasant outlook over parkland to Loch Ryan and the Ailsa Craig beyond. Electric radiator and TV point.



## 'DINING' KITCHEN:

The kitchen has been fitted with a range of walnut design floor and wall mounted units with granite style worktops. There is an electric cooker and automatic washing machine.



## SHOWER ROOM:

The spacious shower room is fitted with a WHB, WC and shower cubicle fitted with an electric shower. Electric fan heater.

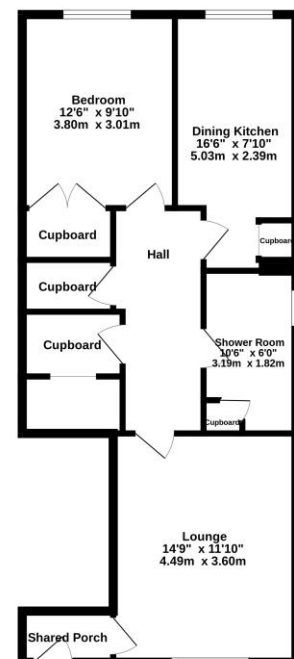


## BEDROOM:

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



Ground Floor  
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA: 669 sq.ft. (62.1 sq.m.) approx.  
Measurements are approximate, not to scale. Illustrative purposes only.  
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ENTRY: Negotiable

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

DETAILS PREPARED: 05/11/2024

COUNCIL TAX: Band 'B'

**GENERAL:**

All carpets and blinds are included in the sale price.

**SERVICES:**

Mains electricity, water and drainage. EPC = D

**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.