

SWPC
south west property centre

10 Mount Terrace, Lochans

Stranraer

PRICE: Offers Over £90,000 are invited

10 Mount Terrace

Lochans, Stranraer

Local amenities in the village itself include a village hall, while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in the town of Stranraer, approximately 2 miles distant.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Modern chalet style villa
- Well-proportioned family accommodation over two levels
- Medium oak kitchen
- Modern, well-appointed shower room
- New internal doors
- Air source heating and uPVC double glazing
- Generous garden ground
- Large detached garage/workshop
- Off-road parking



Presenting a modern chalet-style villa. This three-bedroom semi-detached home offers a harmonious blend of contemporary comfort and practical family living. Set across two thoughtfully arranged levels, the property boasts well-proportioned accommodation that provides both space and versatility for family life. Step inside to discover a welcoming entrance hall, where new internal doors add to the appeal. The heart of the home is the medium oak kitchen, designed for both everyday cooking and entertaining. The modern, well-appointed shower room offers a delightful retreat, while air source heating and uPVC double glazing ensure energy efficiency and year-round comfort. Generous room sizes and a bright, airy ambience create an inviting atmosphere throughout, making this home as functional as it is attractive.

Outside, the property is enveloped by its own extensive garden grounds, offering a delightful balance of privacy and open space. The front garden has been landscaped with gravel for ease of maintenance and is bordered by a low-level wall. A gravel driveway sweeps along the side of the house, providing ample off-road parking and leading to the rear garden. Here, a lawn is complemented by a gravel border, perfect for outdoor relaxation or children's play. The highlight of the outdoor space is the substantial detached garage/workshop, featuring double doors to the front, a side service door, and the convenience of power and light - ideal for hobbyists or those seeking additional storage. A large shed further enhances the practicality of the garden, ensuring this home meets every requirement for modern family living.



Hallway
The property is accessed by way of a uPVC storm door with a double glazed side panel. Spindle and rail staircase to the first floor, built-in storage cupboards and a CH radiator.

Lounge
A reception room to the front with a feature fire surround housing an electric fire. CH radiator and a TV point.

Kitchen
The kitchen is fitted with a range of medium oak floor and wall-mounted units with cream worktops, incorporating a stainless steel sink. There is an electric cooker point and plumbing for an automatic washing machine.

WC
A ground floor WC comprising a WHB and WC in white.

Bedroom 3
A ground floor bedroom to the rear with a CH radiator.

Landing
The landing provides access to the family bathroom, further bedrooms and the box room.

Shower Room
The shower room is fitted with a WHB, WC and corner shower cubicle with an electric shower. Vinyl wall panelling, Velux window and a CH radiator.

Bedroom 1
A double bedroom with a Velux window to the front, built-in cupboard and a CH radiator.

Bedroom 2
A double bedroom with a Velux window to the rear, a built-in cupboard and a CH radiator.

Box Room
A most useful storage room or home office.







GARDEN

The property is set amidst its own area of garden ground. The front has been laid out with gravel for ease of maintenance and is set within a low level wall. There is a gravel driveway leading to the rear garden. The rear garden is predominantly laid out to lawn with a small gravel border. There is a large garage/workshop and a large shed.

GARAGE

GARAGE

Single Garage

A gravel driveway leads to a large detached garage to the rear, with double doors to the front and a side service door. Power and light.

DRIVEWAY







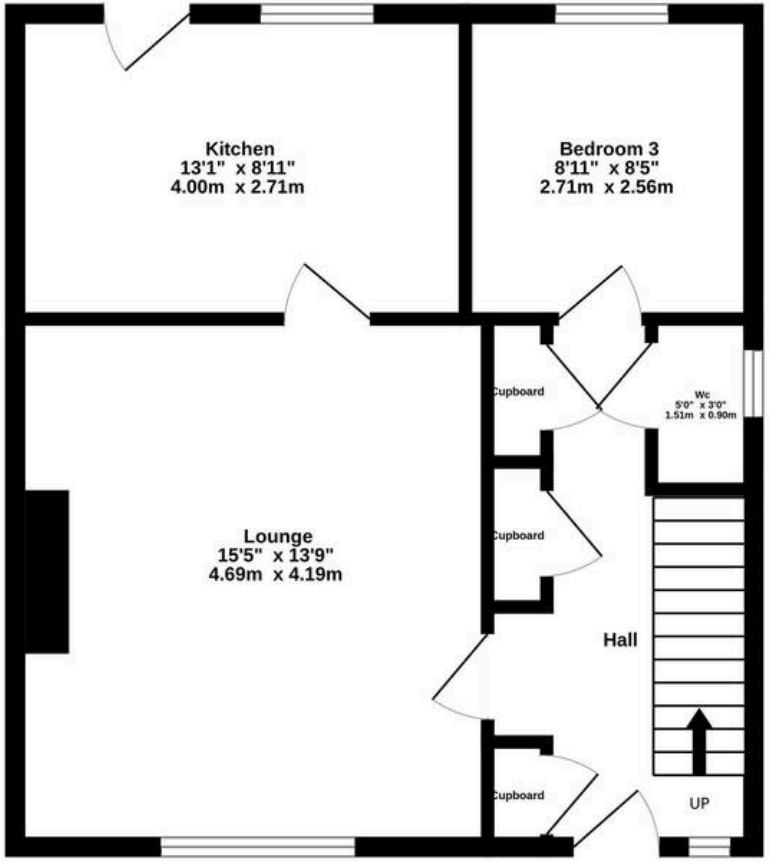




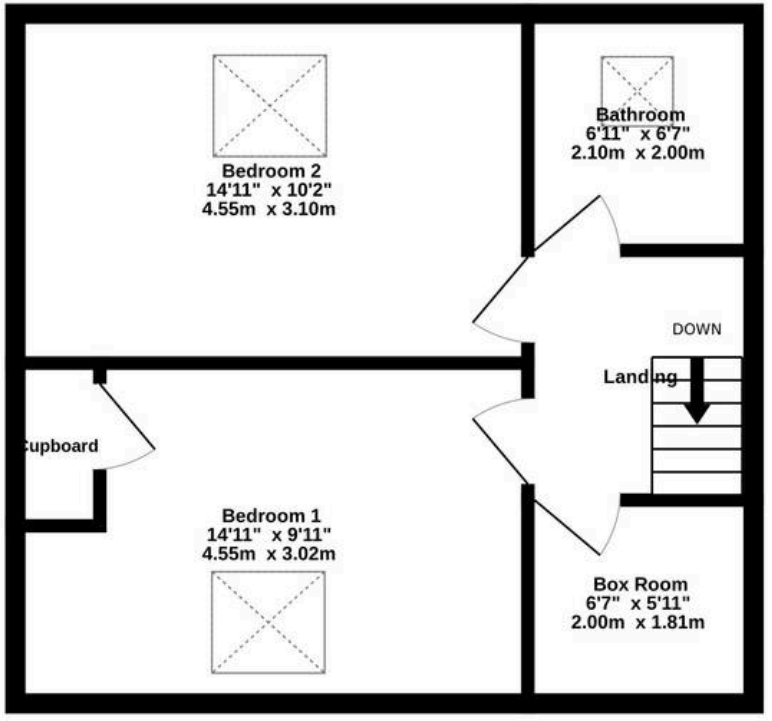




Ground Floor
516 sq.ft. (47.9 sq.m.) approx.



1st Floor
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.0 sq.m.) approx.

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





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The Property Ombudsman

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.