



11 Trades Court, Stranraer

Stranraer, DG9 7BJ

PRICE: Offers Over £85,000 are invited

11 Trades Court

Stranraer, Stranraer

Ideally positioned for access to town centre facilities including supermarkets, healthcare, indoor leisure pool complex, Stair Park and both secondary and primary schools.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Town centre location
- Excellent condition throughout
- Spacious dining kitchen
- Delightful shower room
- New internal doors and woodwork
- Ground floor WC
- Double glazing
- Patio garden



11 Trades Court

Stranraer, Stranraer

Located within the heart of the vibrant town centre, this 3-bedroom terraced house offers family accommodation over two levels. This well-maintained property is in pristine condition throughout and will appeal to those in search of their first home.

Upon entering, you are greeted by a sense of warmth and sophistication as natural light floods the spacious dining kitchen, the perfect setting for culinary masterpieces and memorable gatherings. The property boasts modern decor, a spacious 'dining' kitchen, delightful shower room, ground floor WC, new internal doors & woodwork, gas central heating and uPVC double glazing.

Located in the vibrant town centre, residents will enjoy easy access to a wealth of local amenities, including shops, restaurants, and entertainment venues.



Hallway

The property is accessed by way of a uPVC storm door. Laminate flooring, spindle and rail staircase and CH radiator.

Lounge

A main lounge with built-in storage, CH radiator and TV point.

Dining Kitchen

The kitchen is fitted with a range of floor and wall-mounted units with ample worktops incorporating a sink with swan neck mixer. There is a ceramic hob, extractor hood, built-in oven and plumbing for an automatic washing machine. Built-in storage cupboard.

WC

Ground floor. Comprising a WHB and WC.

Landing

The landing provides access to the bedrooms and shower room. Two built-in storage cupboards.

Shower Room

The vinyl panelled shower room is fitted with a WHB, WC and corner cubicle with an electric shower.

Bedroom 1

A bedroom with built-in storage, CH radiator and TV point.

Bedroom 2

A bedroom with built-in wardrobe and CH radiator.

Bedroom 3

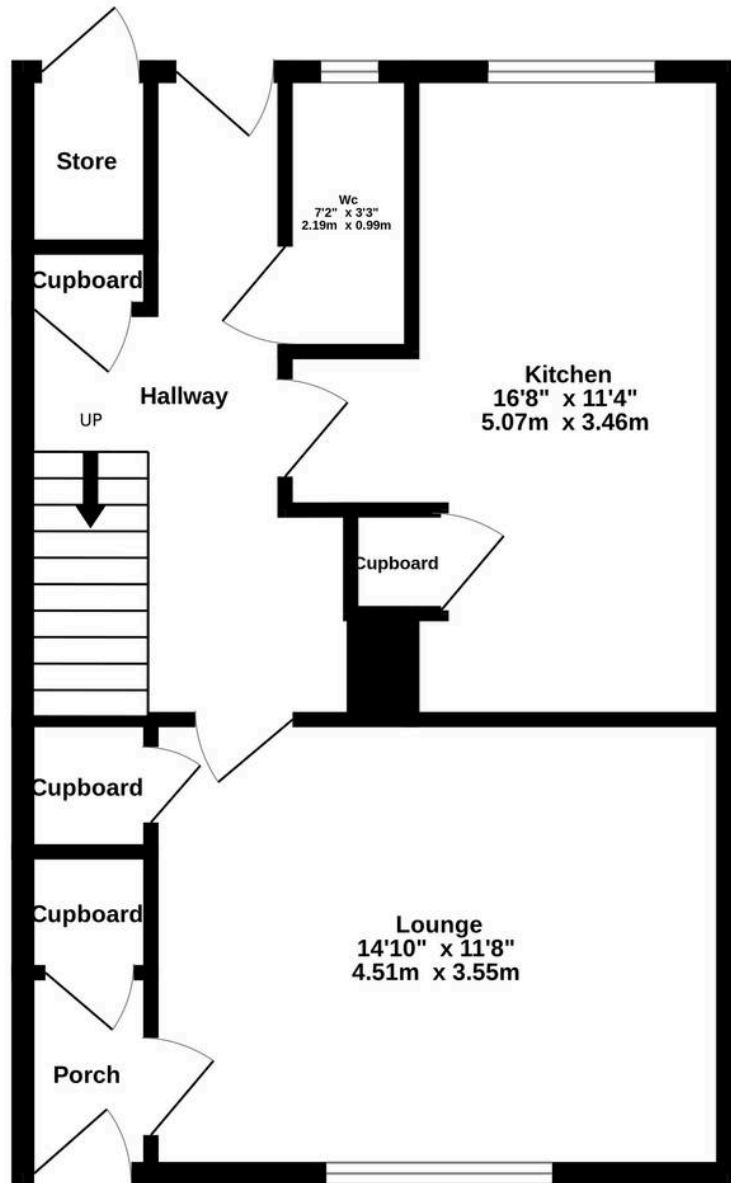
A single bedroom with CH radiator.

Garden

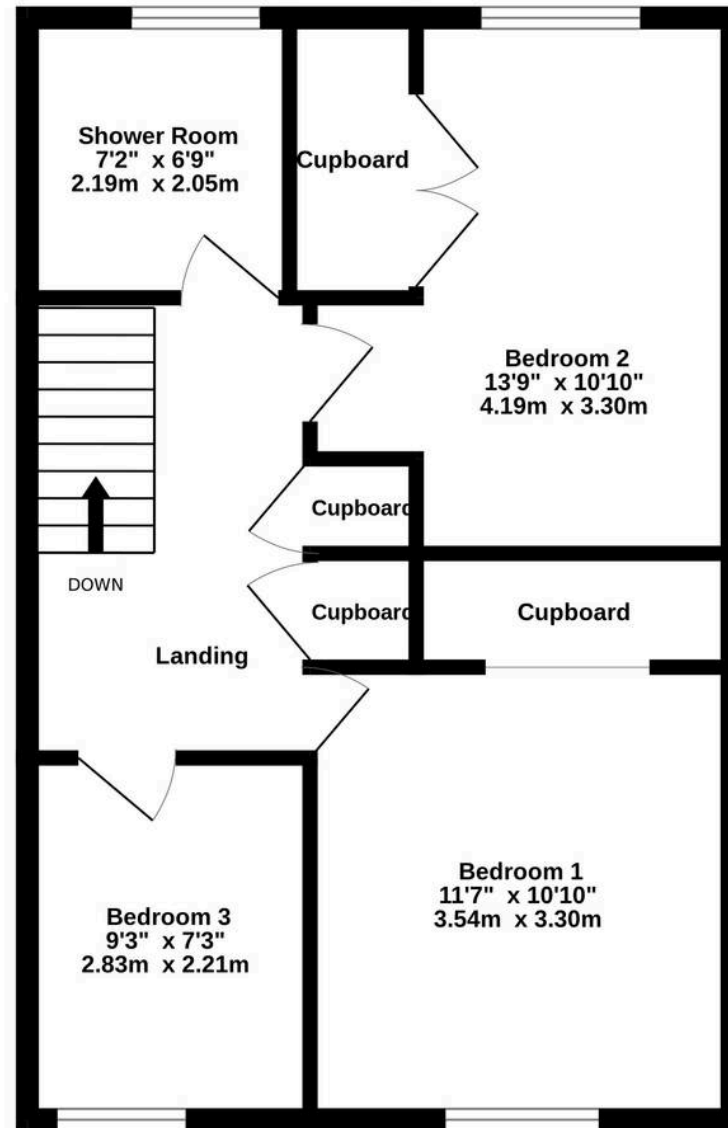
To the rear of the property there is a small patio garden overlooking a communal central courtyard, which is laid out to lawn.



Ground Floor



1st Floor



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.





South West Property Centre Ltd

South West Property Centre, Charlotte Street - DG9 7ED

01776 706147

property@swpc.co.uk

www.southwestpropertycentre.co.uk



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.