



13 Harbour Terrace, Drummore

Stranraer, DG9 9PZ

PRICE: Offers Over £85,000 are invited

13 Harbour Terrace

Drummore, Stranraer

The village of Drummore provides local amenities including general store, hotel, public house, restaurant/café, primary school and general practice healthcare while all major amenities are to be found in the town of Stranraer approximately 18 miles to the north and include supermarkets, hospital, indoor leisure pool complex and secondary school. The surrounding area is renowned for its mild climate, rugged coastline, wonderful sandy beaches, and access to a number of outdoor sporting pursuits including fishing, walking, sailing and excellent golf courses.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Popular seaside village location
- Set within a generous area of garden ground
- Open views over farmland to the rear
- Well-proportioned family accommodation over two levels
- Modern fitted kitchen
- Clad with external insulation
- Double glazing
- Electric heating
- Off-road parking



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Drummore, Stranraer

Located in the heart of the popular seaside village of Drummore, this is a 2-bedroom semi-detached house providing comfortable family accommodation.

The property boasts a generous area of garden ground, offering plenty of space for outdoor activities and relaxation.

Spread over two levels, the property offers a comfortable and convenient layout.

The property benefits from external insulation, re-tiled roof, uPVC double glazing and electric heating. The property also benefits from off-road parking.

With local amenities within walking distance, you'll have everything you need right at your doorstep.



Hallway

The property is accessed by way of a uPVC storm door. Hall cupboard and electric storage heater.

Lounge

A double-aspect main lounge with an electric fire, electric storage heater and TV point.

Kitchen

The kitchen is fitted with a range of cream floor and wall-mounted units with granite style worktops incorporating a stainless steel sink. There is an electric cooker point, extractor hood, integrated dishwasher and plumbing for an automatic washing machine. Built-in cupboards and electric storage heater.

Landing

The landing provides access to the shower room and bedrooms. Built-in shelved cupboard and electric storage heater.

Bedroom 1

A bedroom to the front with built-in cupboards, electric storage heater and TV point.

Bedroom 2

A bedroom to the rear with built-in cupboard and electric storage heater.

Shower Room

The shower room is fitted with a WHB, WC and low threshold shower. Heated towel rail.



GARDEN

The property is set amidst its own generous area of garden ground. The garden ground is comprised of extensive lawns, paved patio, shrub/hedge borders, a greenhouse, summer house and garden shed. To the rear of the property there are open views over farmland.

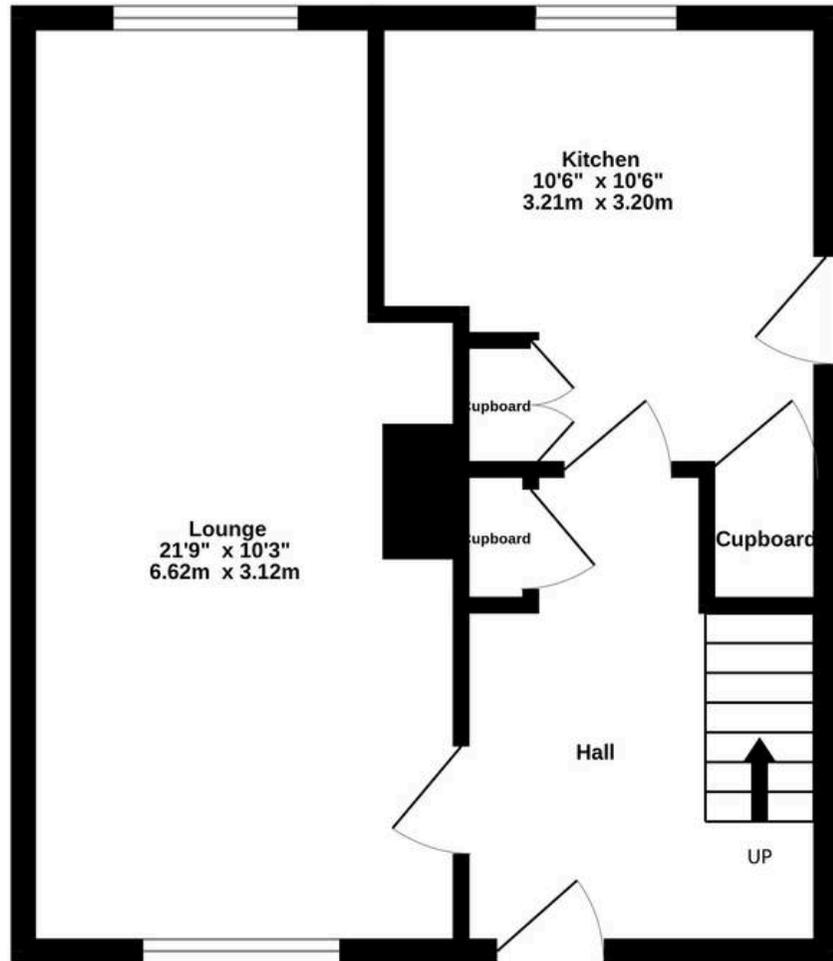
OFF STREET

2 Parking Spaces

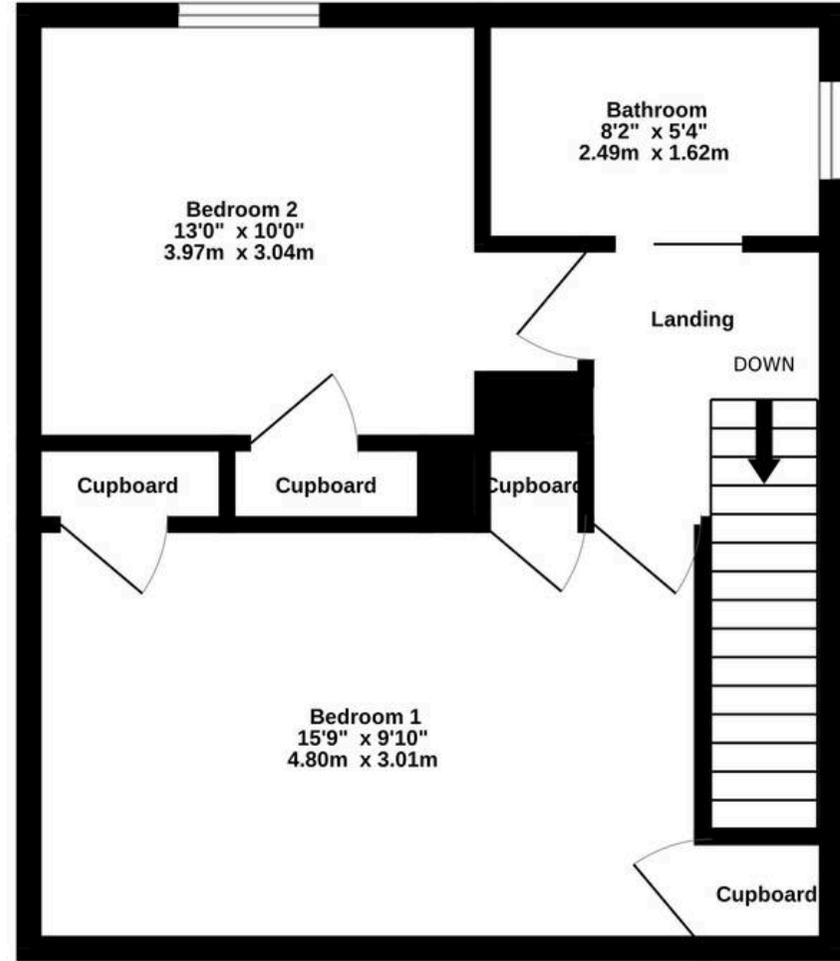
There is a driveway to the side of the property. There is ample room for the construction of a garage.



Ground Floor
402 sq.ft. (37.4 sq.m.) approx.



1st Floor
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.7 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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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.