



14 Bayview Terrace, Kirkcolm, DG9 0NP

Stranraer

PRICE: Offers Over £75,000 are invited

14 Bayview Terrace

Kirkcolm, Stranraer

The village of Kirkcolm is situated some 5 miles from the town of Stranraer where all major amenities are located including supermarkets, healthcare, indoor leisure pool complex and secondary school. Local amenities within the village include a public house and primary school. Access to the shores of Loch Ryan from closeby. There is a town centre and school transport service available.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Located within the popular village of Kirkcolm
- Well-proportioned family accommodation
- Generous driveway
- Detached workshop
- Gas central heating
- Double glazing



14 Bayview Terrace

Kirkcolm, Stranraer

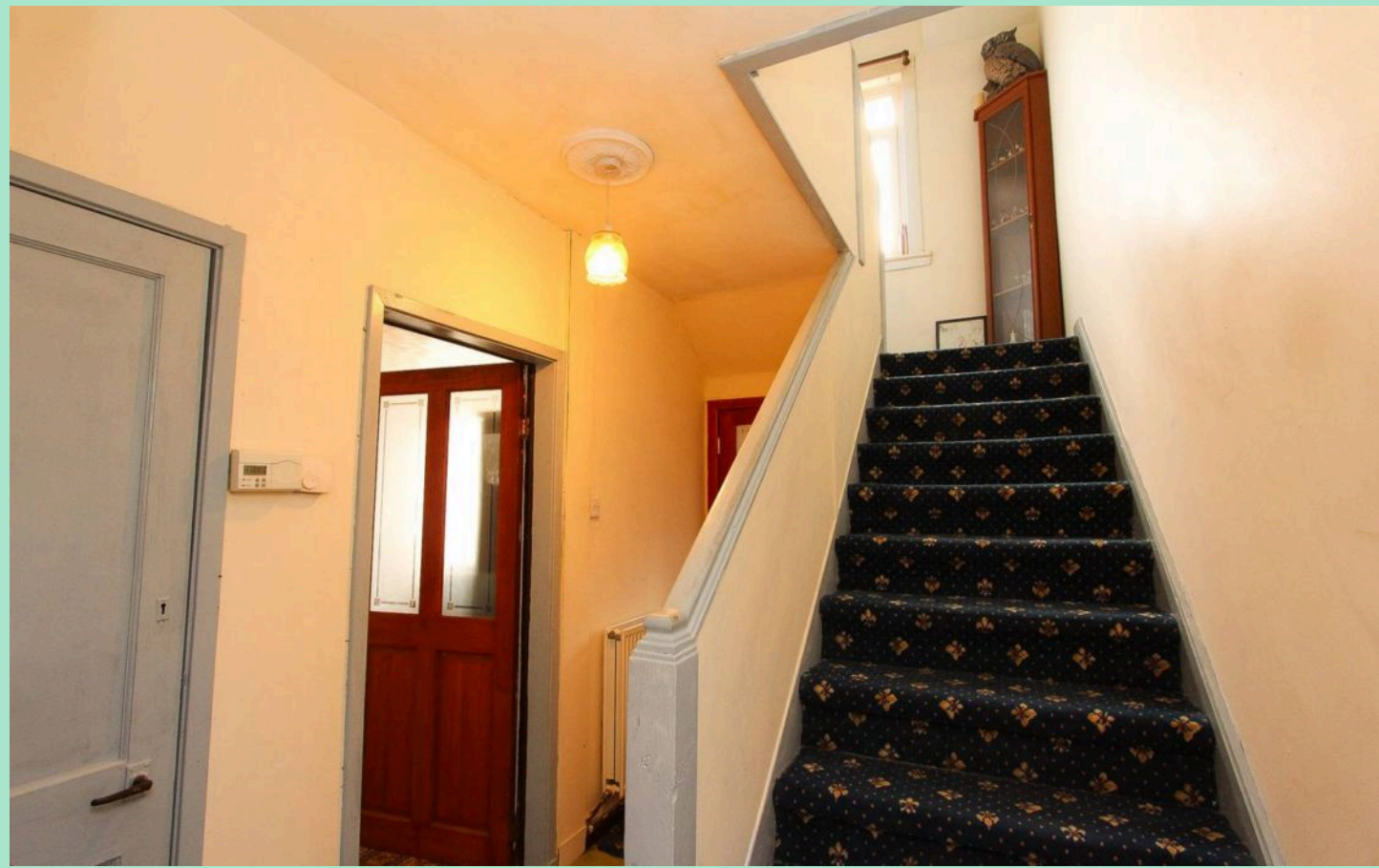
Welcome to your new home in the heart of the charming village of Kirkcolm. This is a 3 -bedroom, semi-detached house offering well-proportioned family accommodation over two levels.

The property benefits from uPVC double glazing and gas fired central heating.

It is set amidst its own area of garden ground with a range of wooden outbuildings and the added benefit of ample off-road parking for a number of vehicles.

Located in the popular village of Kirkcolm, this property offers the perfect balance of tranquillity and accessibility. Enjoy the peace and quiet of village life while still being within easy reach of local amenities, schools, and transportation links.

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Hallway

The property is accessed by way of a uPVC storm door. Hall cupboard and CH radiator.

Lounge

A main lounge to the front with CH radiator and TV point.

Kitchen

The kitchen is fitted with a range of maple design floor and wall mounted units with matching worktops incorporating a stainless steel sink. Gas cooker point and plumbing for an automatic washing machine. CH radiator.

Shower room

The vinyl panelled shower room is fitted with a WHB, WC and shower enclosure with a waist height shower screen. CH radiator.

Landing

Access to the bedrooms and loft.

Bedroom 1

A bedroom to the side with built-in wardrobe and CH radiator.

Bedroom 2

A further bedroom to the side with built-in wardrobe and CH radiator.

Bedroom 3

A bedroom to the rear with built-in wardrobe and CH radiator.



GARDEN

The property is set amidst its own area of easily maintained garden ground. The front has been predominantly laid out to gravel. There is a generous concrete driveway providing ample off-road parking for a number of vehicles. The rear garden is comprised of a large concrete patio area, raised timber decking, greenhouse and a range of wooden outbuildings.

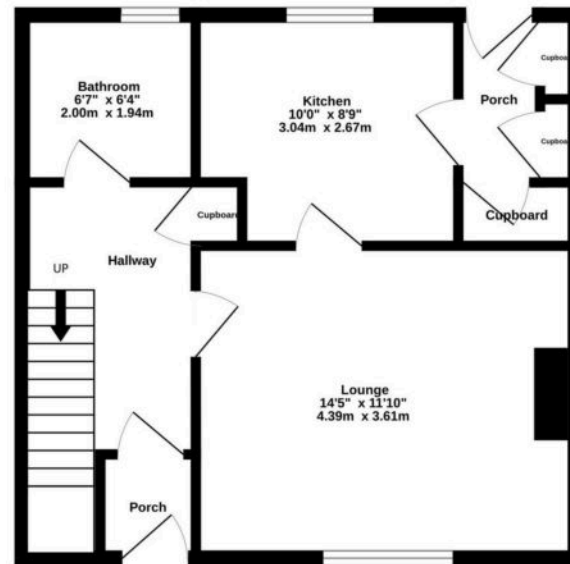
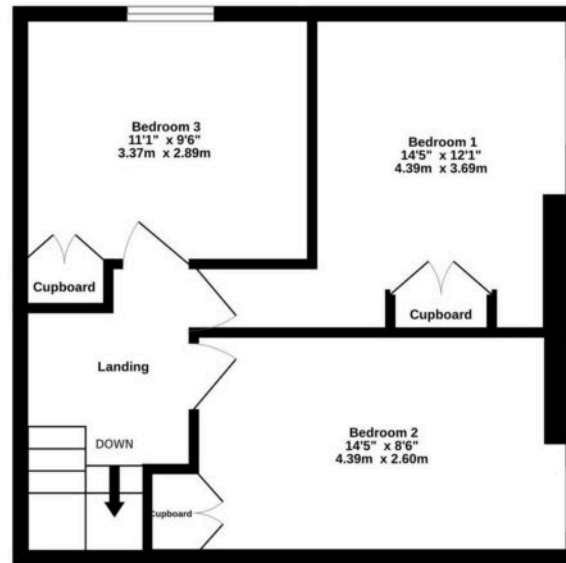
OFF STREET

4 Parking Spaces

A large concrete driveway to the front and side of the



1st Floor
425 sq.ft. (39.4 sq.m.) approx.



Ground Floor
428 sq.ft. (39.8 sq.m.) approx.

TOTAL FLOOR AREA : 853 sq.ft. (79.2 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.