

17 Church Road, Kirkcolm

Stranraer, DG9 0NW

PRICE: Offers Over £80,000 are invited

17 Church Road

Kirkcolm, Stranraer

Local amenities are available in the village of Kirkcolm and include a church, public house and primary school, while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school, are all to be found in the town of Stranraer some 9 miles distant. A bus service to both primary and secondary school is available from close by. Other amenities within easy reach include access to Wig Bay sailing club, Creachmore golf club and trout fishing only a few minutes drive away.

Council Tax band: B

EPC Energy Efficiency Rating: E

- Situated within the popular village of Kirkcolm
- Wonderful views over Loch Ryan, to the rear
- Oil central heating
- Double glazing
- Fair condition with scope for general modernisation within
- Easily maintained garden grounds
- Off-road parking



17 Church Road

Kirkcolm, Stranraer

Situated within the popular village of Kirkcolm, this is a 2 bedroom semi-detached house providing comfortable family accommodation.

The rear of the property provides a picturesque backdrop with views over farmland to Loch Ryan beyond.

Spread over two levels, this residence features a practical layout perfect for every-day living. The property benefits from a maple design kitchen, oil-fired central heating and uPVC double glazing.

In fair condition, this property also offers great potential for those looking to add their personal touch. With scope for general modernisation, you can make this house your own.

The property is set amidst its own area of easily maintained garden grounds with the added benefit of off-road parking.



Lounge

A double aspect lounge featuring a fire surround housing an electric fire. CH radiators and TV point.

Kitchen

The kitchen is fitted with a range of maple design floor and wall-mounted units with slate-style worktops incorporating a stainless steel sink. There is an electric cooker point and plumbing for an automatic washing machine. Small breakfast bar, built-in larder cupboard and CH radiator.

Shower Room

The shower room is fitted with a WHB, WC and corner shower cubicle with an electric shower. Ceramic wall tiles and CH radiator.

Bedroom 1

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

Bedroom 2

A bedroom to the rear with a view over farmland to Loch Ryan beyond. CH radiator.



GARDEN

The property is set within its own area of easily maintained garden ground. The front has been laid out to lawn. There is a paved driveway to the side leading to a wooden garage. The rear garden has also been laid out to lawn with screen hedges.

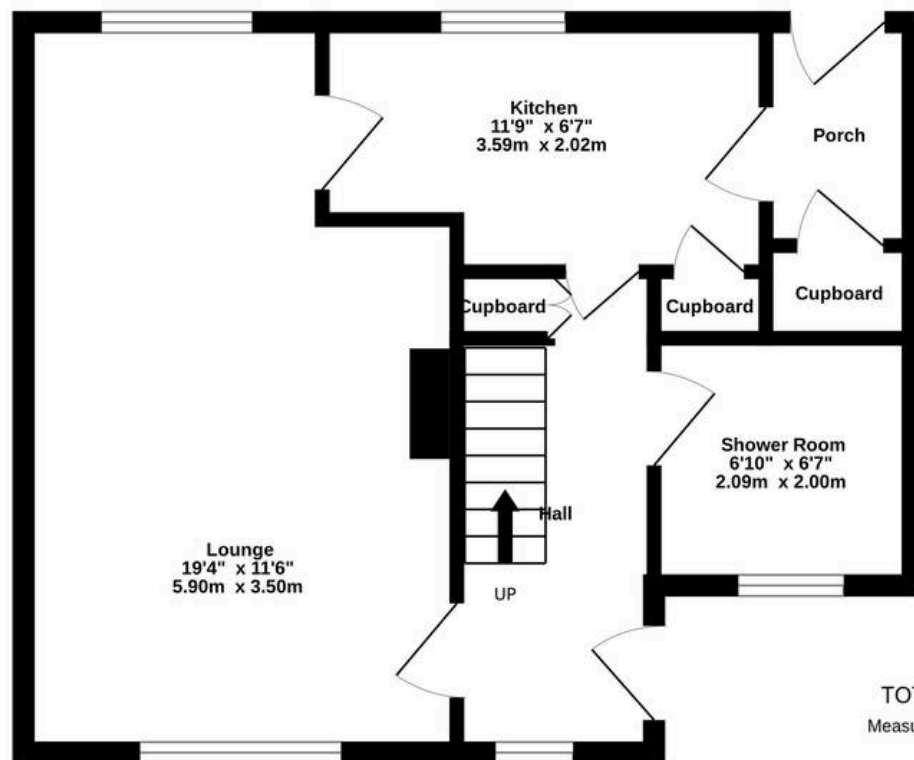
GARAGE

Single Garage

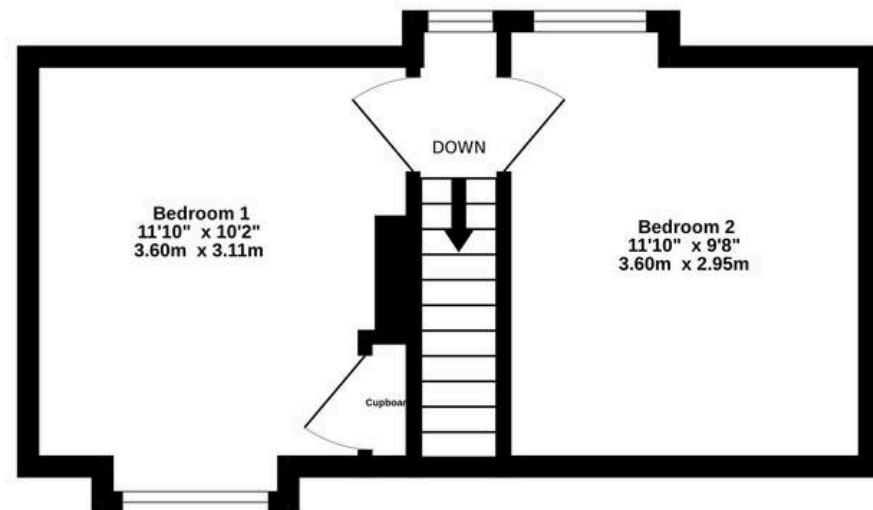
There is a detached wooden garage to the rear.



Ground Floor
423 sq.ft. (39.3 sq.m.) approx.



1st Floor
251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 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.