



**19 Church Road, Kirkcolm**

Stranraer, DG9 0NW

**PRICE: Offers Over £80,000 are invited**

# 19 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

Tenure: Freehold

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



# 19 Church Road

Kirkcolm, Stranraer

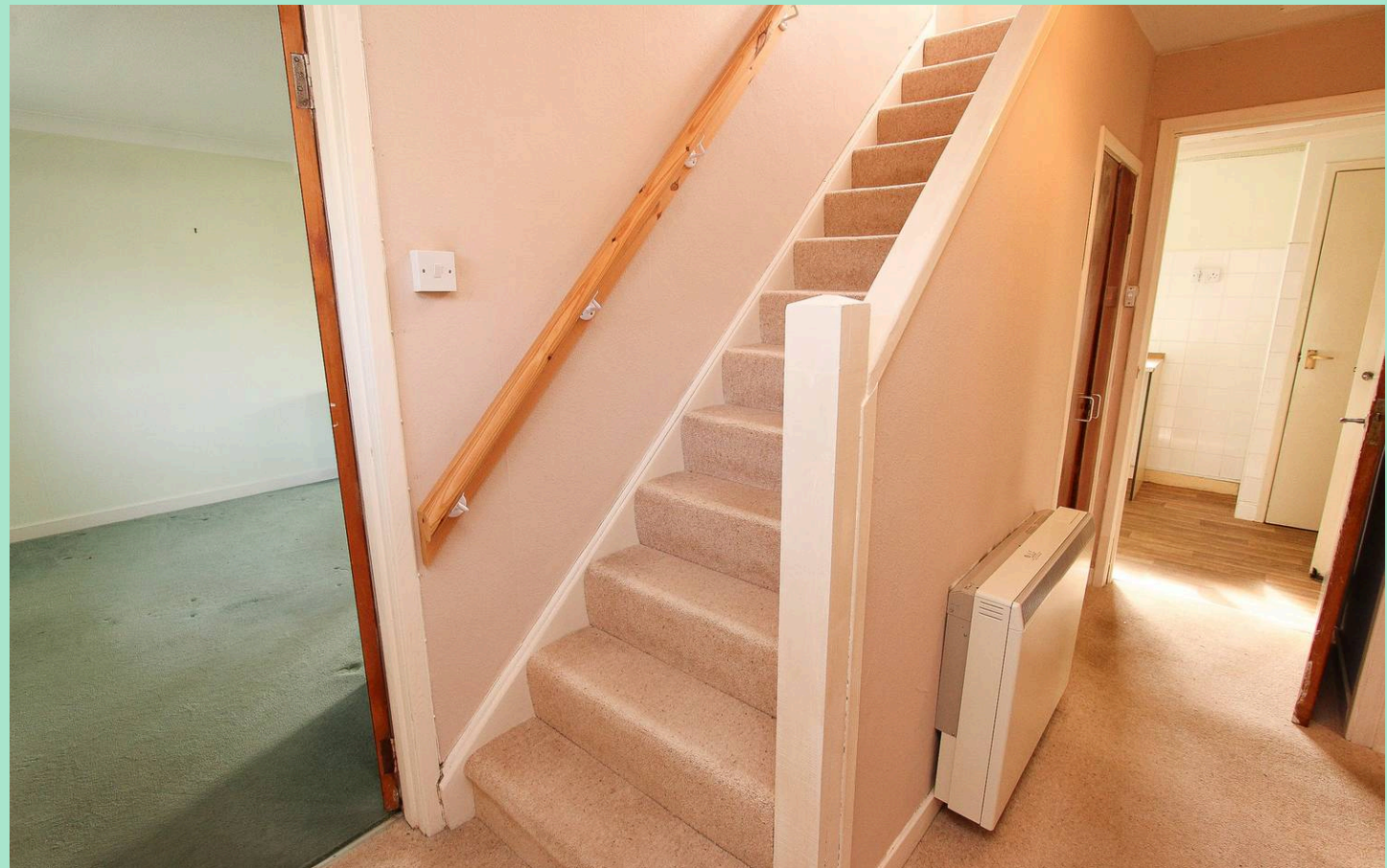
Situated within the popular village of Kirkcolm, this is 2 bedroom semi-detached house providing comfortable family accommodation.

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 electric 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 truly 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.



### Hallway

The property is accessed by way of a wooden storm door. Electric storage heater.

### Lounge

A double-aspect room with delightful views to the rear. There is a tiled fire surround and hearth, electric storage heater and TV point.

### Kitchen

The kitchen is fitted with a floor unit incorporating a cream worktop and stainless steel sink. Built-in larder cupboard, electric cooker point, plumbing for an automatic washing machine. Electric panel heater.

### Shower room

Comprising a WHB, WC and low threshold shower cubicle with a waist height screen and electric shower. Vinyl wall panelling and electric panel heater.

### Bedroom 1

A bedroom to the front with a built-in cupboard

### Bedroom 2

A bedroom to the rear with splendid views. Electric panel heater.



## GARDEN

The property is set amidst its own area of mature garden ground. The front has been laid out to lawn. There is a driveway to the side leading to the wooden garage. The rear garden has also been laid out with mature shrubs.

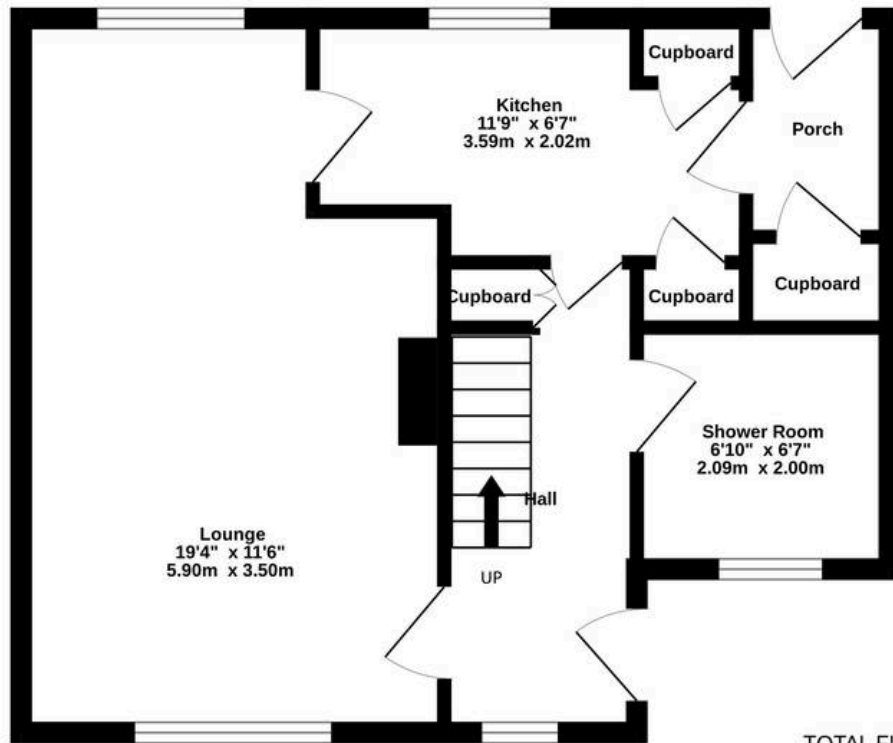
## GARAGE

Single Garage

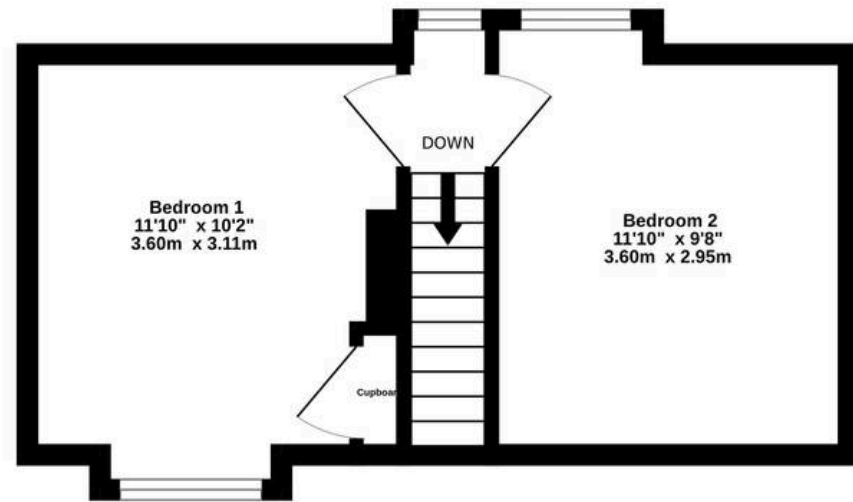
A wooden garage/workshop to the rear. There is a driveway to the side of the property for off-road parking.



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.





## South West Property Centre Ltd

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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.