



22 West End Terrace, Stranraer

Stranraer, DG9 0HB

PRICE: Offers Over £125,000 are invited

22 West End Terrace

Stranraer, Stranraer

Local amenities include general store, Sheuchan Primary School and access to Agnew Park close by. All major amenities are located in and around the town centre approximately 1 mile distant and include supermarkets, healthcare, indoor leisure pool complex and secondary school.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Popular residential situation
- Comfortable accommodation over one level
- Spacious 'dining' kitchen
- The addition of a conservatory
- double glazing
- Gas central heating
- Easily maintained garden ground
- Off-road parking



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Situated in a popular residential area, this 2-bedroom detached bungalow offers comfortable accommodation all on one level, perfect for those seeking convenience and ease of living.

One of the standout features of this property is the addition of a conservatory, allowing natural light to flood in and creating a peaceful retreat to relax and unwind. The double glazing and gas central heating ensure year-round comfort, while the easily maintained garden ground provides a tranquil space to enjoy the outdoors without the hassle of excessive upkeep.

Off-road parking, allowing you to park your car with ease.

Situated in a sought-after area, residents will find themselves within easy reach of Loch Ryan shore, Sheuchan Primary School, local amenities and transport links.

Whether you're a first-time buyer, downsizer, or simply looking for accommodation over one level, this bungalow presents a wonderful opportunity to create a home tailored to your needs. The versatile layout and well-maintained features of this property ensure a comfort



Lounge

A lounge to the front with ornate fire surround housing an electric fire.

Conservatory

Accessed from the lounge by way of glazed Doors. French doors leading to the garden.

'Dining' Kitchen

The kitchen is fitted with a range of floor and wall-mounted units with cream worktops incorporating a stainless steel sink. There is a ceramic hob, built-in oven and plumbing for an automatic washing machine.

Shower Room

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

WC

The vinyl panelled WC is fitted with a WHB and WC.

Bedroom 1

A bedroom to the front with a built-in cupboard.

Bedroom 2

A bedroom to the rear currently used as a dining room. Built-in wardrobes.



GARDEN

The property is set amidst its own area of easily maintained garden ground. The front has been laid out to gravel and is set within a low-level wall. There is a paved driveway to the side. The enclosed rear garden has been laid out to paving with gravel borders. The garden shed is not included in the sale.

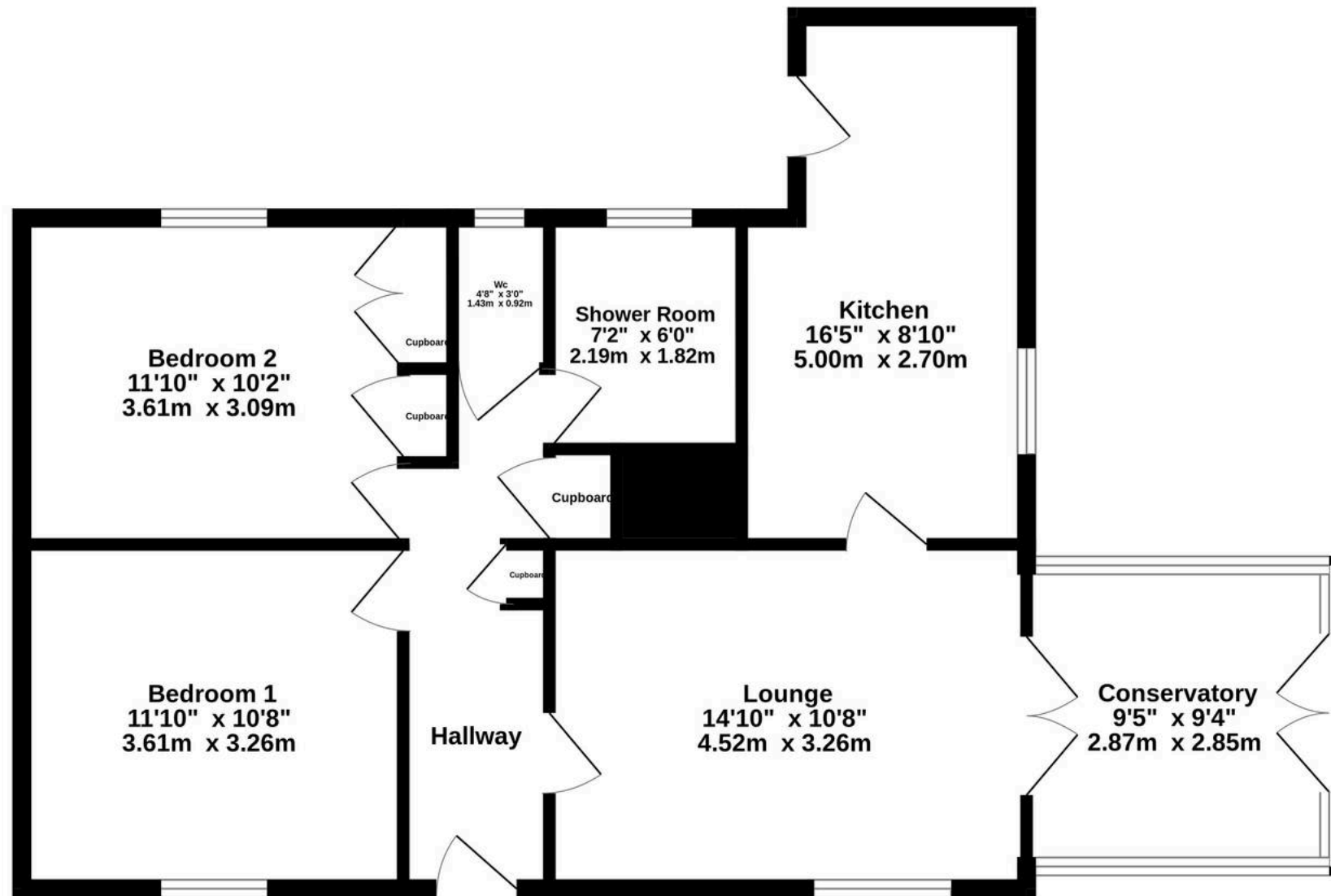
GARAGE

Single Garage

A paved driveway to the side of the property.



Ground Floor
773 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.9 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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