



**23 Marine Gardens, Stranraer**

Stranraer, DG9 8AW

**PRICE: Offers Over £60,000 are invited**



## 23 Marine Gardens

Stranraer, Stranraer

This property is situated adjacent to other flatted dwellings of similar style and has garden ground to the rear. Local amenities within the east end of the town include primary and secondary schooling, Stranraer Football Club, Wigtownshire Rugby Club, Stair Park, a general store, and an excellent restaurant. All major amenities are to be found in and around the town centre, only short walk away and include supermarkets, shops, healthcare, Stranraer marina, and indoor leisure pool complex.

Council Tax band: A

Tenure: Freehold

- Walk-in condition
- Two bedrooms
- Views over Lochryan
- Close to all amenities
- Easily maintained rear garden
- Full uPVC double glazing
- Gas fired central heating





## 23 Marine Gardens

Stranraer, Stranraer

This immaculately presented 2-bedroom flat offers the perfect opportunity for those seeking a home in walk-in condition. The property boasts two well-appointed bedrooms, with picturesque views over Lochryan providing a serene backdrop against the urban convenience of being close to all local amenities. The interiors are finished to a high standard, benefitting from full uPVC double glazing and gas fired central heating ensuring comfort and efficiency throughout the accommodation. An ideal first time purchase or potential buy to let investment.

With a generous sized garden to the rear providing ample opportunity for outdoor enjoyment. A concrete pathway leads through the garden to a gravel section, followed by a well-maintained lawn area and small patio area complemented by a fenced border for privacy. The garden storage unit offers convenient storage for tools and outdoor equipment, catering to all practical needs. Furthermore, on-street parking to the front of the property provides easy access for residents and visitors alike, ensuring convenience in this convenient location. Viewings of this property is to be thoroughly recommended.





### Hallway

Ground floor entrance with stairs leading up to upper floor hallway giving access to full living accommodation. Double glazed window providing side outlook as well as central heating radiator.

### Lounge

16' 3" x 13' 1" (4.96m x 3.99m)

Spacious lounge to front of property with double glazed bay window to front providing views over Loch Ryan & beyond. Feature marble fireplace with electric fire, as well as central heating radiator and built in storage. Access to kitchen also.

### Kitchen

11' 9" x 6' 11" (3.58m x 2.10m)

Towards the rear of the property, a recently fully fitted kitchen with both floor and wall mounted contemporary Shaker-style cream oak wall and base units. Integrated electric fan oven as well as gas hob with extractor, stainless steel sink with mixer tap, integrated dishwasher, fridge-freezer and washing machine (included in sale price) . Two double glazed windows to rear also.

### Shower room

6' 11" x 5' 1" (2.10m x 1.54m)

Recently fitted shower room comprising of corner shower with splash panel boarding, wall mounted WHB and toilet with built in cabinets. Double glazed window as well as central heating radiator.

### Bedroom

13' 1" x 13' 1" (3.99m x 3.98m)

Spacious double bedroom towards front of property with double glazed window providing front outlook as well as central heating radiator and built in storage.

### Bedroom

11' 2" x 6' 11" (3.40m x 2.10m)

Double bedroom towards rear of property with double glazed window providing rear outlook as well as central heating radiator and built in storage.



## GARDEN

Generous sized garden to the rear comprising of concrete pathway and small patio area leading to gravel section with easily maintained lawn area to the rear as well as fenced border and garden storage.

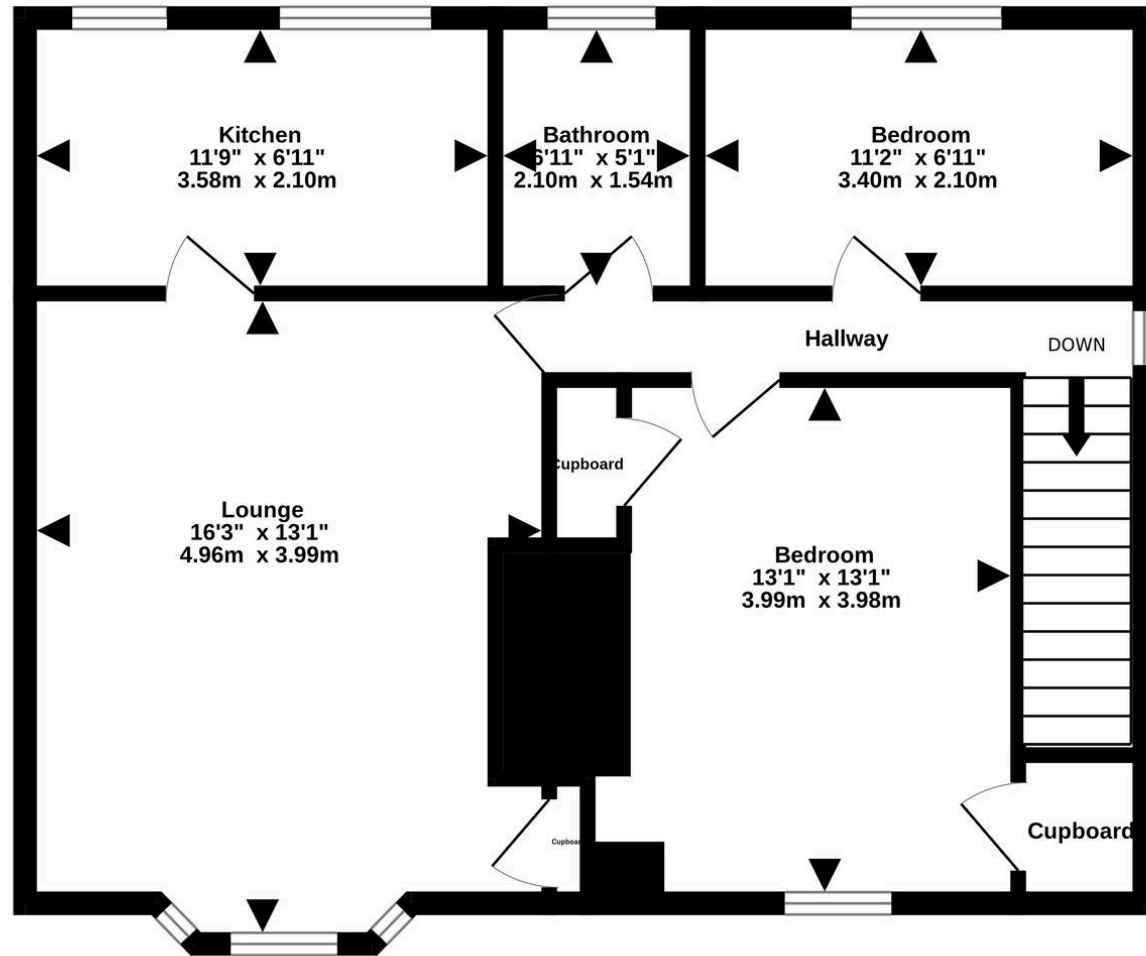
## ON STREET

1 Parking Space

On street parking to the front of the property as well as further parking nearby, accessed by the small lane at the back of the cul-de-sac.



# Ground Floor





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.