



3 Clenoch Street, Stranraer

Stranraer

Offers Over **£70,000**

3 Clenoch Street

Stranraer, Stranraer

Local amenities include a general store, supermarket, leisure centre and primary schools while all major amenities are located in and around the town centre and include further supermarkets, healthcare and secondary school. There is also a town centre and school transport service available from close-by.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Convenient location
- Walking distance to town centre
- Two bedrooms
- Both rear and front access
- Ideal retirement property
- Potential first time purchase
- Buy to let investment



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Stranraer, Stranraer

A convenient location within walking distance of the bustling town centre, this charming 2-bedroom terraced bungalow offers a perfect blend of comfort and accessibility. Upon entering, you are greeted by a warm and inviting ambience that sets the tone for the rest of the property. The carefully designed layout boasts two well-appointed bedrooms, providing ample space for comfortable living. The property features both rear and front access, offering convenience and flexibility to the dwellers. Ideally suited for those seeking a peaceful retirement retreat, this bungalow presents a wonderful opportunity for downsizers looking to simplify their lifestyle. With an enclosed rear garden, residents can enjoy a private outdoor space to relax and unwind.

Beyond its appeal as a retirement property, this home also holds great potential as a first-time purchase or a buy-to-let investment. The versatility of this property opens up a host of possibilities for prospective buyers, whether they are looking to establish their first home or expand their property portfolio. Moreover, its close proximity to the town centre allows residents to easily access a wide array of amenities, including shopping, dining, and entertainment options. The vibrant pulse of the town is just a leisurely stroll away, promising a lifestyle of convenience and connectivity. In conclusion, this 2-bedroom terraced bungalow embodies the essence of comfortable living in a desirable location. Offering a harmonious blend of practicality and potential, it presents a unique opportunity for buyers to create their own haven.



Hallway

Front entrance into porch giving access to hallway providing access to full living accommodation with electric storage heater.

Bedroom 1

14' 9" x 10' 9" (4.49m x 3.27m)

Spacious double bedroom to front of property with large double glazed window as well as electric storage heater.

Lounge

13' 10" x 11' 3" (4.22m x 3.44m)

Generous sized lounge heading towards rear of property with 2 x Velux windows for natural light, electric storage heater as well as access to rear bedroom as well as rest of living accommodation to the rear.

Bedroom 2

10' 4" x 6' 7" (3.16m x 2.00m)

Bedroom to the rear of the property with double glazed window providing rear outlook as well as electric storage heater.

Kitchen

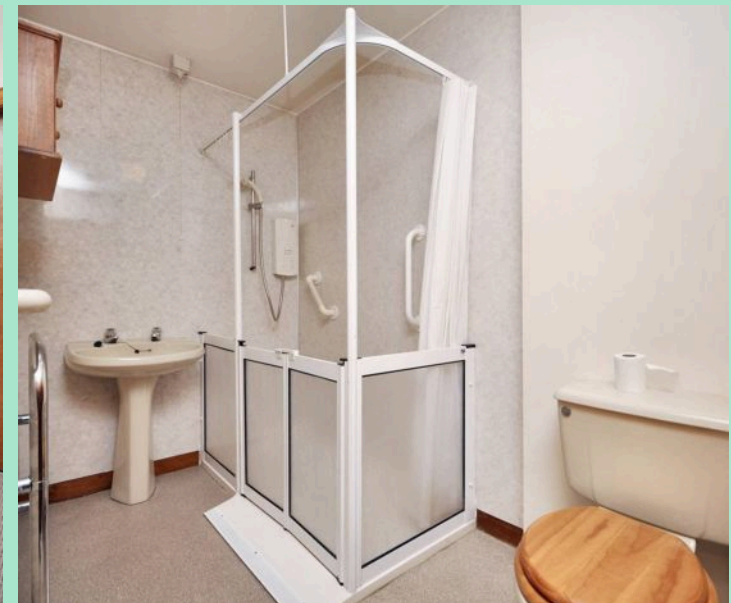
7' 5" x 7' 2" (2.26m x 2.19m)

Fully fitted kitchen with both floor and wall mounted units as well as integrated electric fan oven and hob. Stainless steel sink with mixer tap and double glazed window providing rear outlook.

Shower Room

10' 6" x 5' 1" (3.20m x 1.55m)

Wet room style shower room towards rear of property with walk in electric shower, separate toilet and WHB as well as splash panel boarding and electric towel heater.



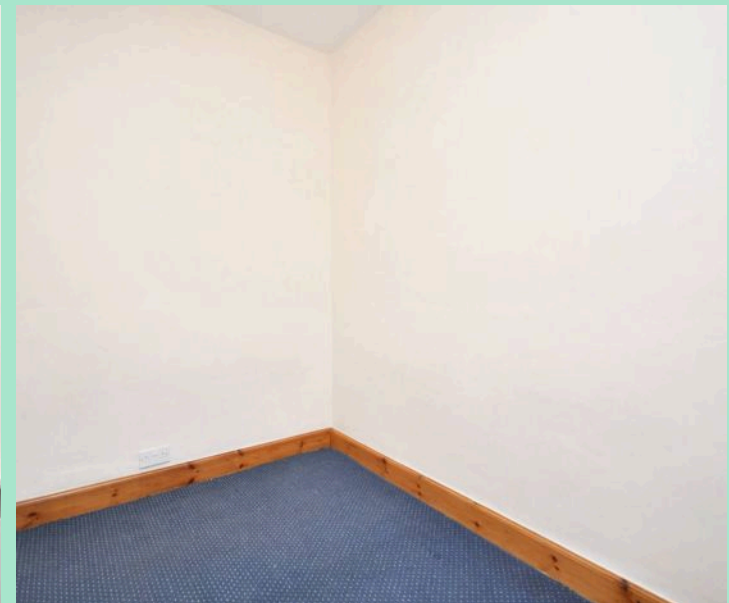
GARDEN

Generous sized garden to the rear also allowing for rear access comprising of raised concrete slab patio area and pathway leading down to access as well as large gravel section and fenced border. Access also to garden storage.

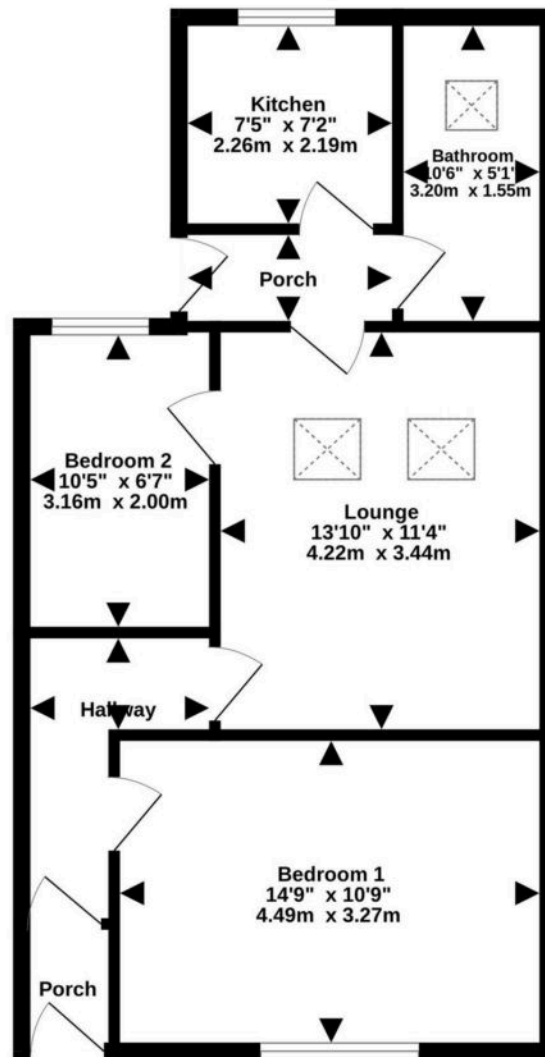
ON STREET

1 Parking Space

On street parking.



Ground Floor
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (53.0 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.