



**37 Agnew Crescent, Stranraer**

DG9 7JZ

**PRICE: Offers Over £160,000 are invited**



## 37 Agnew Crescent

Stranraer, Stranraer

It is situated adjacent to a range of terraced properties of varying style and is located within easy reach of the town centre and all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school. Local amenities closeby include general store, bakers shop and primary school.

Council Tax band: D

EPC Energy Efficiency Rating: D

- Seafront location
- Delightful views over parkland to Loch Ryan beyond
- Only a short walk from the town centre
- Sheuchan Primary school is located close by
- Excellent condition throughout
- Splendid 'dining' kitchen
- Delightful bathroom
- The use of oak internal finishings
- Gas central heating
- Modern double glazing





## 37 Agnew Crescent

Stranraer, Stranraer

Occupying a seafront location and with spectacular views over Agnew park to the waters of Loch Ryan, Cairnryan hills and Ailsa Craig, this is a mid-terraced townhouse which provides very well proportioned family accommodation over three floors. Of traditional construction under a slated roof, the property is in excellent condition throughout having been modernised in the past. It benefits from from a shaker design kitchen, delightful bathroom, oak internal finishings, the use of oak flooring, uPVC double glazing and gas fired central heating.





### **'Dining' Kitchen**

The modern kitchen has been fitted with a full range of shaker design floor and wall mounted units with ample worktops incorporating a stainless-steel sink with swan neck mixer. There is a breakfast bar, extractor hood, plumbing for an automatic washing machine, recessed lighting, tiled flooring and CH radiator. Sliding patio door to the rear garden.

### **Bedroom 1**

A ground floor bedroom with a range of fitted wardrobes, oak flooring and CH radiator.

### **Landing**

The 1st floor landing provides access to the upper lounge, bathroom and a bedroom.

### **Lounge**

A most comfortable first floor lounge with two windows to the front having a wonderful view over Agnew Park to Loch Ryan and beyond. Oak flooring, TV point, telephone point and CH radiator.

### **Bathroom**

The bathroom has been fitted with a 3-piece white suite comprising WC, WHB and roll-top bath. There is a separate shower cubicle with electric shower. Tiled flooring, heated towel rail and vinyl panelled ceiling.

### **Bedroom 2**

A bedroom to the rear with CH radiator.

### **Bedroom 3**

An upper floor bedroom to the front with CH radiator.

### **Bedroom 4**

A further upper floor bedroom to the rear with CH radiator and Velux window.





## GARDEN

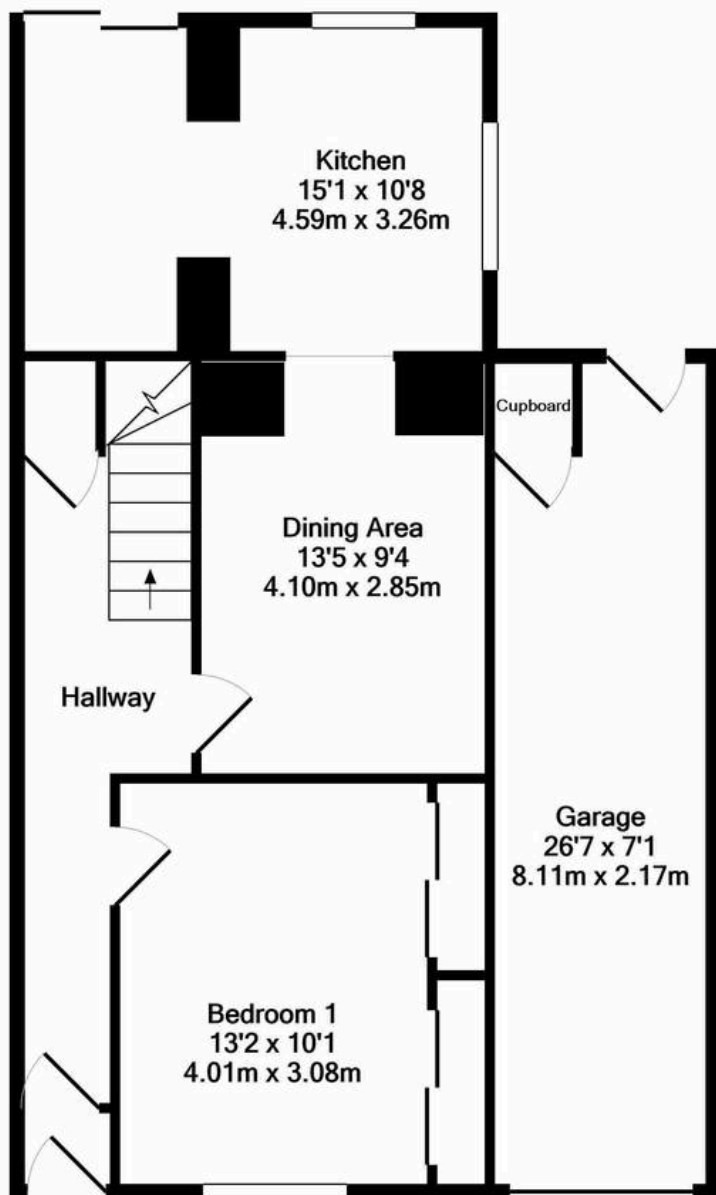
To the rear of the property there is an area of paved / concrete courtyard with steps leading to the upper section of the garden. There is raised timber decking with views towards Agnew Park.

## GARAGE

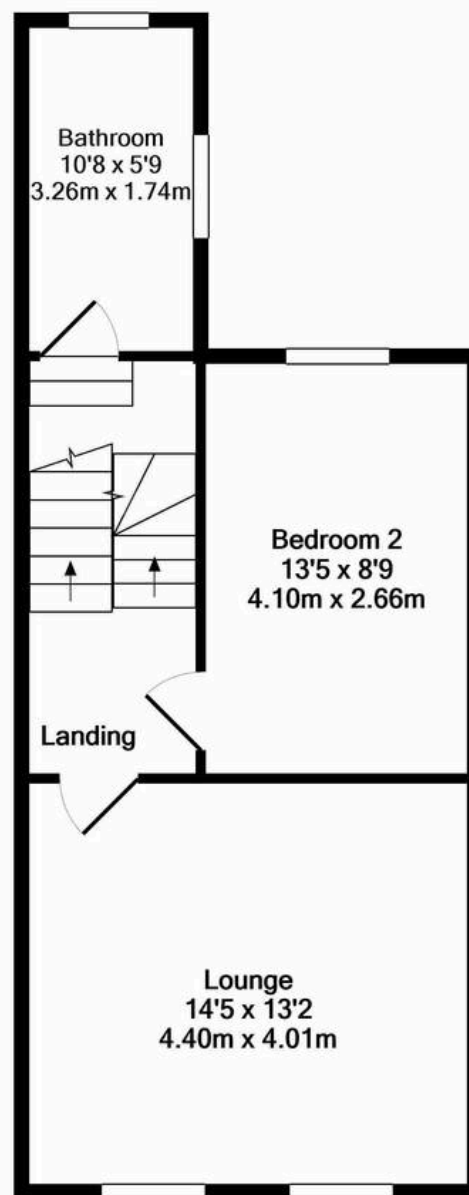
Single Garage

An up and over door to the front provides off road parking and garaging.

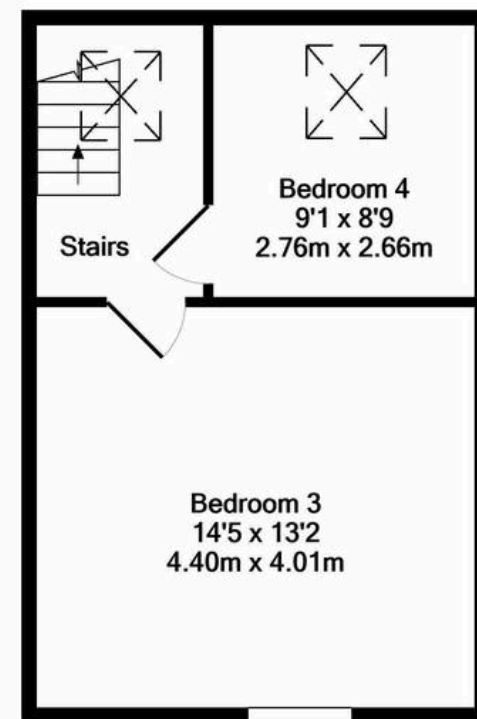




Ground Floor



1st Floor



2nd 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.