

37 Sheuchan Street, Stranraer

Stranraer, DG9 0EA

Offers Over **£155,000**

37 Sheuchan Street

Stranraer, Stranraer

Local amenities include Sheuchan Primary School, general store, and public house. There is also easy access to the shores of Loch Ryan and Agnew Park. All major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in and around the town centre approximately 1 mile distant. There is a town centre and secondary school transport service available from close by.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Located only a short walk from Loch Ryan shoreline
- Easy access to Sheuchan Primary School
- Immaculate condition throughout
- Generous family accommodation over two levels
- Splendid 'dining' kitchen
- Delightful shower room
- Tasteful decor throughout
- Attractive internal woodwork
- Gas central heating & uPVC double glazing
- Fully landscaped garden ground to the rear



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Stranraer, Stranraer

An opportunity arises to acquire a charming 5 bedroom terraced house, just a stone's throw away from the picturesque Loch Ryan shoreline. Located conveniently close to Sheuchan Primary School, this immaculately maintained property boasts generous family accommodation spread over two levels.

Step inside to discover a splendid 'dining' kitchen, with sliding patio doors leading to the rear garden. The house also features a delightful shower room, tasteful decor throughout, the use of oak internal doors, gas fired central heating and uPVC double glazing.

There is an enclosed area of very well-maintained, fully landscaped garden ground to the rear which has been laid out for ease of maintenance.



Hallway

The property is accessed by way of a uPVC storm door leading to a tiled porch. There is glazed interior door, laminate flooring and CH radiator.

Lounge

A spacious main lounge featuring an ornate fire surround housing a gas fire. Wall lights, CH radiator and TV point.

'Dining' Kitchen

A spacious kitchen to the rear fitted with a range of shaker design floor and wall mounted units with wood grain style worktops incorporating a stainless steel sink with mixer tap. There is a gas hob, extractor hood, built-in oven, built-in microwave and integrated fridge/freezer. Built-in larder/utility cupboard with space and a vent for a tumble dryer. CH radiator and TV point.

Shower Room

A well-appointed shower room comprising a WHB, WC and large shower cubicle with a mains shower. Heated towel rail.

Dining Room/5th Bedroom

A further reception room to the front that can be used as ground-floor bedroom. Laminate flooring and CH radiator.



Landing

The upper landing provides access to the first-floor accommodation.

WC

Fitted with a WHB and WC in white. CH radiator.

Bedroom 1

A bedroom the front with a CH radiator and TV point.

Bedroom 2

A further bedroom to the front with a CH radiator and TV point.

Bedroom 3

A bedroom to the rear with built-in wardrobes, CH radiator and TV point.

Bedroom 4

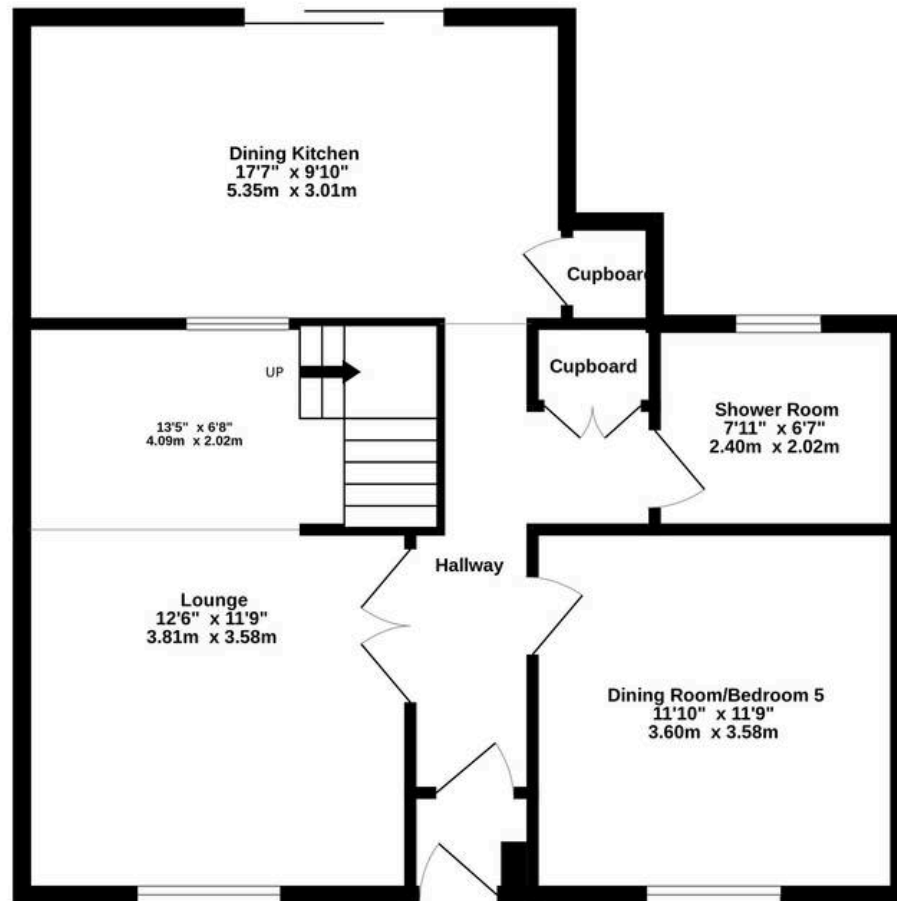
A further bedroom to the rear with a CH radiator and TV point.

Garden

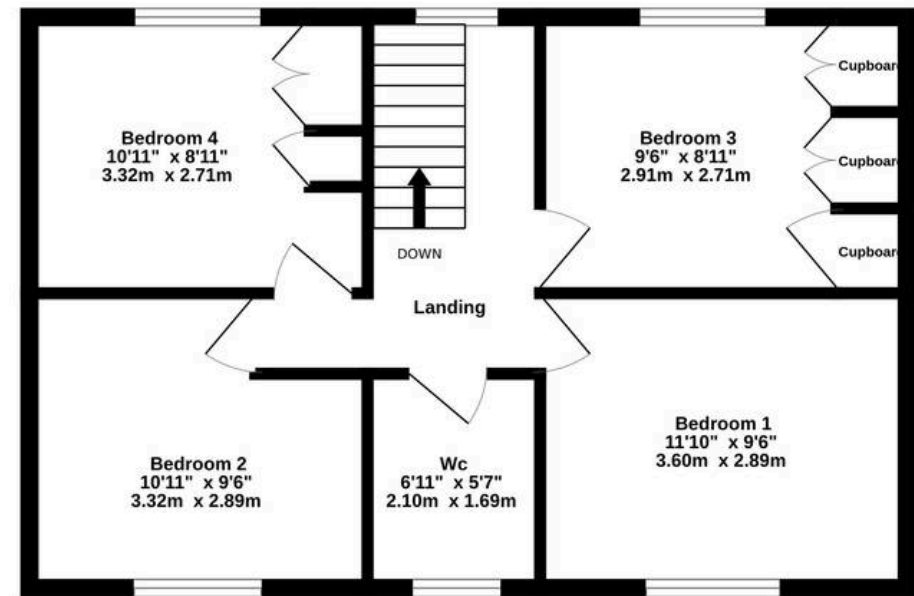
To the rear, there is an enclosed area of well-maintained garden, fully landscaped ground. It is comprised of a paved patio, raised lawn, drying area, shrub borders and mature trees.



Ground Floor
701 sq.ft. (65.1 sq.m.) approx.



1st Floor
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.4 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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