

4 Trades Court, Stranraer

DG9 7BJ

PRICE: Offers Over £90,000 are invited

4 Trades Court

Stranraer, Stranraer

Easy access to supermarkets, healthcare, indoor leisure pool complex, Stair Park and both secondary and primary schools.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Town centre location
- In very good condition throughout
- Spacious 'dining' kitchen
- Recently installed shower room
- Gas central heating
- Double glazing
- Low maintenance patio garden



4 Trades Court

Stranraer, Stranraer

Conveniently located within easy reach of all major amenities in and around the town centre, this is a terraced villa providing family accommodation over two floors.

Of traditional construction under a tiled roof, the property is in very good condition and benefits from a spacious 'dining' kitchen, recently installed shower room, gas fired central heating and uPVC double glazing. An ideal first-time purchase or investment opportunity.

It is ideally suited to the first time buyer or those requiring easy access to supermarkets, healthcare, indoor leisure pool complex, Stair Park and both secondary and primary schools.

- Town centre location
- In very good condition throughout
- Spacious 'dining' kitchen
- Recently installed shower room
- Gas central heating
- Double glazing
- Low maintenance patio garden



'Dining' Kitchen

The kitchen has been fitted with a range of floor and wall-mounted units with granite-style worktops incorporating a stainless steel sink. There is a gas hob, built-in oven and plumbing for an automatic washing machine. Central heating radiator.

Lounge

A main lounge to the rear with laminate flooring, wall light, CH radiator and wall-mounted TV point.

WC

A ground-floor WC fitted with a WHB and WC.

Landing

The landing provides access to the bedrooms and the shower room. There are two built-in cupboards.

Shower Room

The shower room is laid out as a wet room and is comprised of a WHB, WC and vinyl panelled shower with a waist height shower screen and shower curtain. CH radiator.

Bedroom 1

A bedroom to the front with built-in wardrobe and CH radiator.

Bedroom 2

A bedroom to the rear with a built-in wardrobe and CH radiator.

Bedroom 3

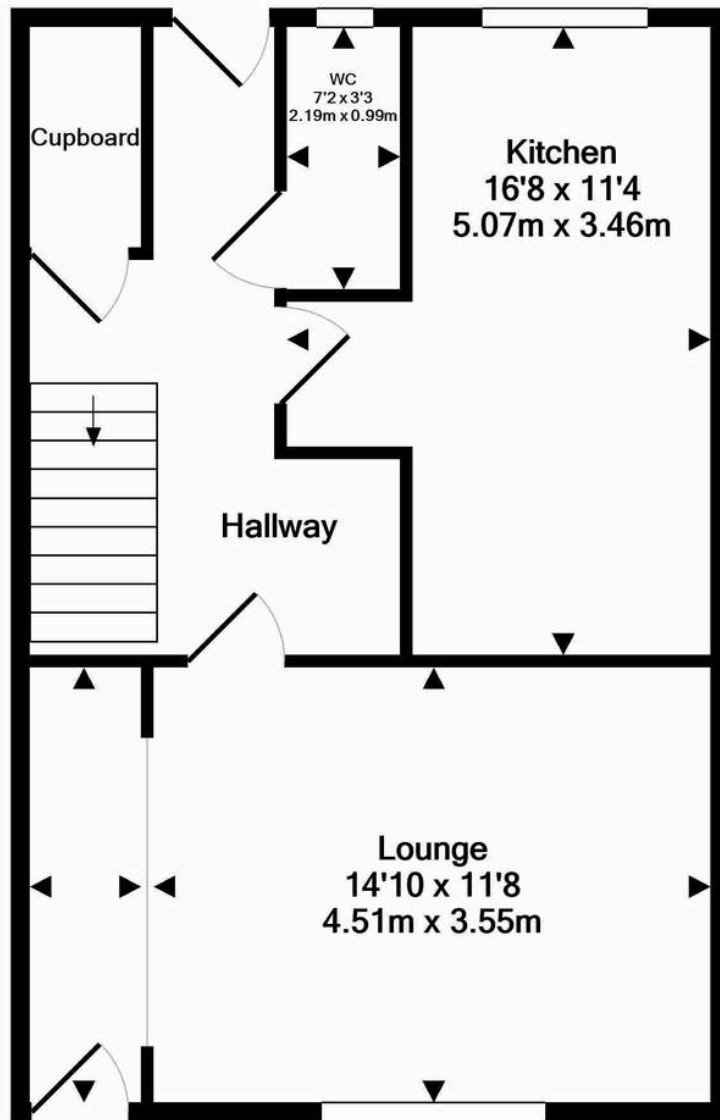
A further bedroom to the rear with a built-in wardrobe and CH radiator.



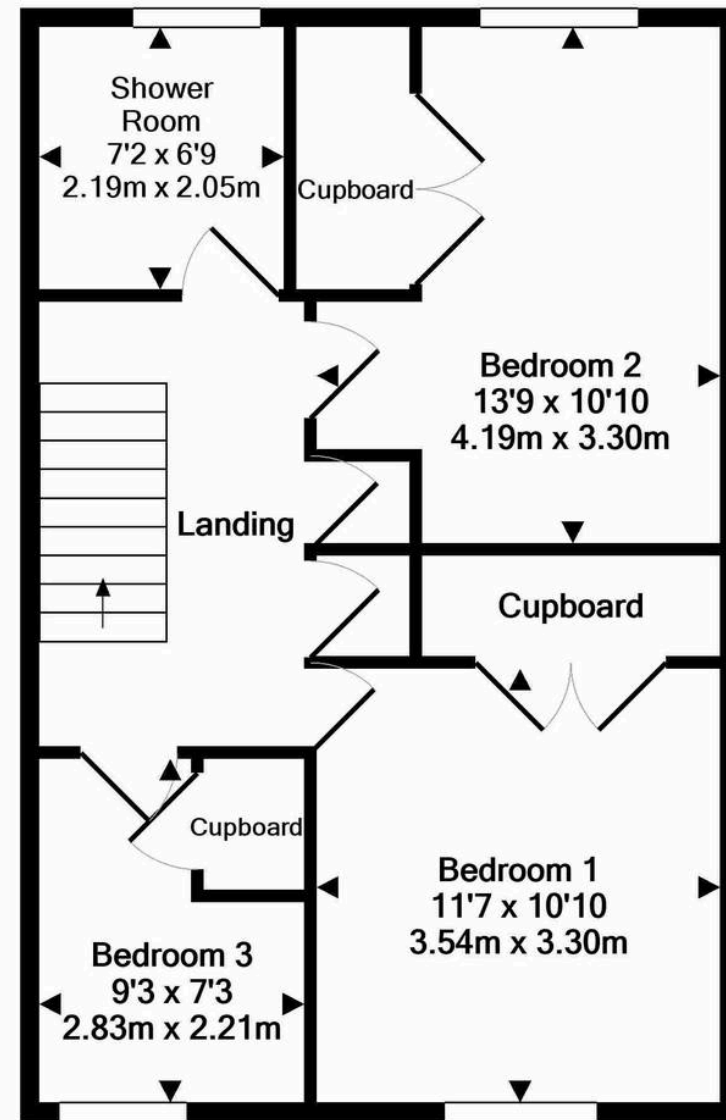
GARDEN

There is a patio garden fully laid out in paving and set within a low level wall.





Ground Floor



1st 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.





South West Property Centre Ltd

South West Property Centre, Charlotte Street – DG9 7ED

01776 706147

property@swpc.co.uk

www.southwestpropertycentre.co.uk



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.