

54 Lochryan Street, Stranraer

Stranraer, DG9 7HR

PRICE: Offers Over £95,000 are invited

54 Lochryan Street

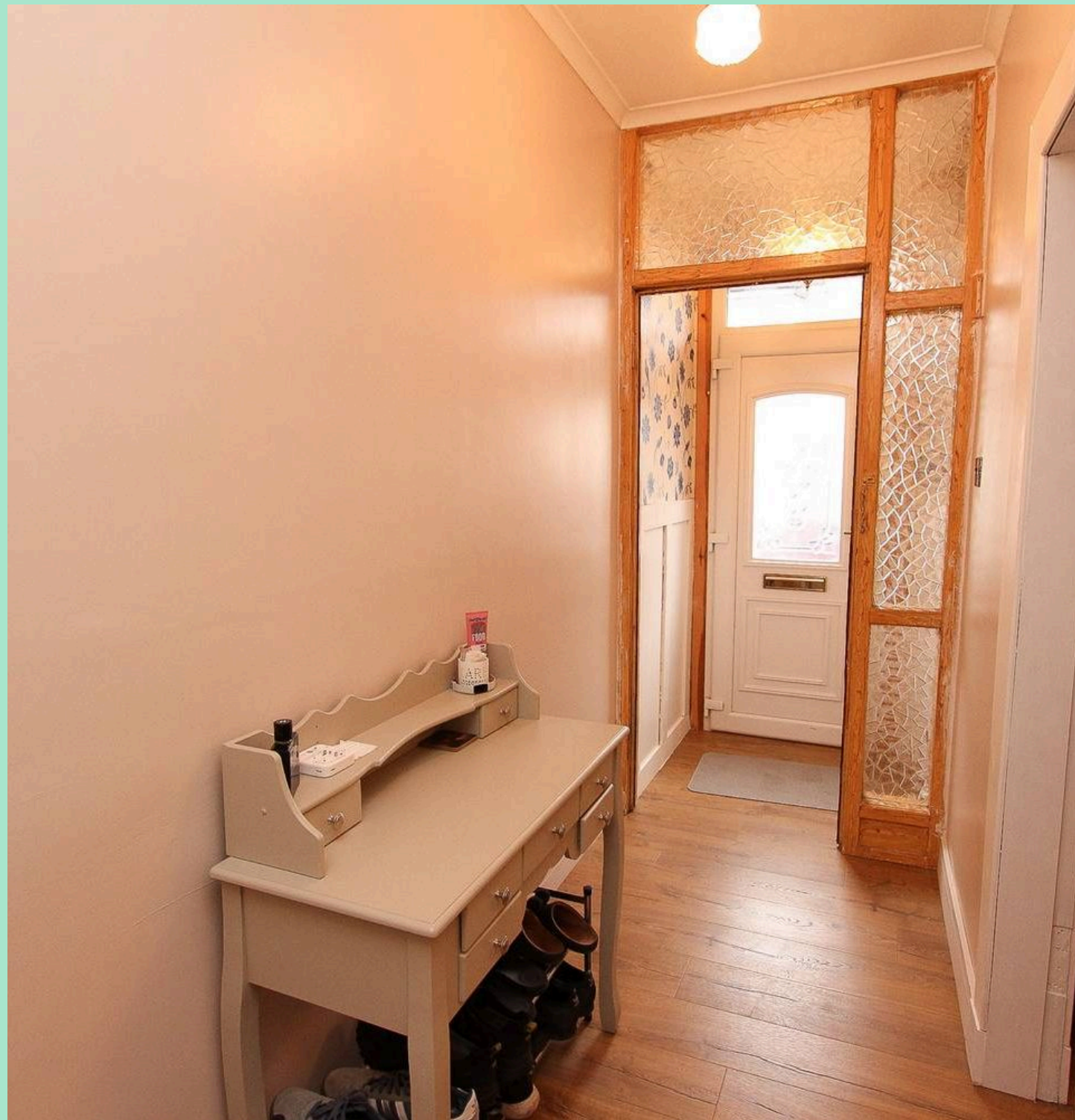
Stranraer, Stranraer

It is situated within a popular and sought after residential area of the town and is adjacent to other terraced residential units of varying design with an outlook over same and the garden ground to the rear. All major amenities are located in and around the town centre and include supermarkets, healthcare, indoor leisure pool complex and primary/secondary schooling.

Council Tax band: C

EPC Energy Efficiency Rating: E

- Convenient location
- Located only a short walk from most major amenities
- Situated within striking distance of Stranraer seafront
- Primary & Secondary schooling close by
- Excellent condition throughout
- Recently undergone a programme of renovation
- Spacious dining kitchen
- Delightful shower room
- Gas central heating & double glazing
- Easily maintained garden ground



54 Lochryan Street

Stranraer, Stranraer

Step into the comfort and convenience of this charming 3-bedroom mid-terraced house conveniently located in a sought-after location that's just a stone's throw away from all major amenities. Boasting a prime spot within striking distance of the picturesque Stranraer seafront, this property offers the perfect blend of urban accessibility with coastal pursuits.

This delightful abode is not only a short walk from an array of shops, restaurants, and cafes, but also benefits from its proximity to primary and secondary schooling, making it an ideal choice for families seeking convenience. The recent programme of renovation has breathed new life into this home, ensuring that it is in excellent condition throughout.

Step inside to discover a spacious dining kitchen, delightful shower room, conservatory to the rear, some new internal insulation & plaster work, some new internal woodwork, gas fired central heating (new boiler installed 2024) and uPVC double-glazing. The property also benefits from a new roof.

It is set within its own area of easily maintained garden ground with pedestrian access to the rear leading to Edinburgh Road.



Hallway

The property is accessed by way of a uPVC storm door.

Lounge

A main lounge to the front featuring a wood-burning stove. CH radiator and TV point.

Kitchen

The spacious kitchen is fitted with a range of floor and wall-mounted units with granite-style worktops incorporating a stainless steel sink. There is an electric cooker point and plumbing for an automatic washing machine. CH radiator.

Utility Porch

A utility porch with storage shelves and space for a tumble dryer.

Conservatory

Located to the rear of the property this is a conservatory overlooking the rear garden. CH radiator.

Shower Room

The shower room is fitted with a WHB, WC, and a wet room, low threshold shower cubicle with a mains shower. CH radiator.

Bedroom 3

A ground floor bedroom which could be used as a further reception room, if required. CH radiator and TV point.

Landing

The landing provides access to the first floor bedrooms.

Bedroom 1

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

Bedroom 2

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

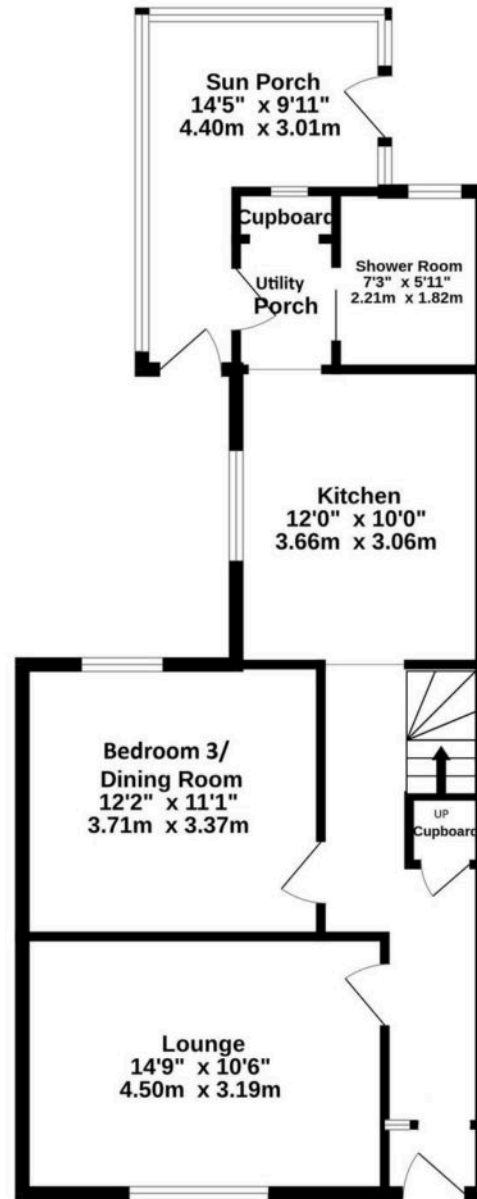


GARDEN

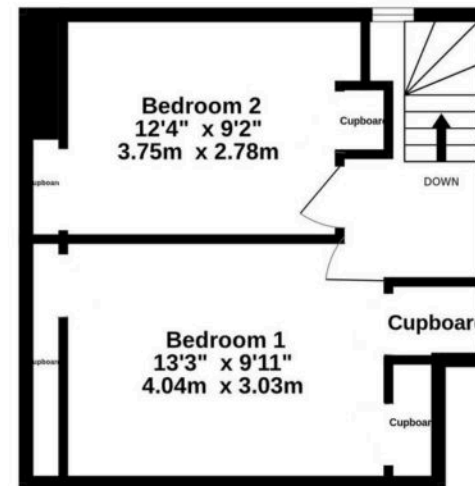
The front garden is laid out in gravel for ease of maintenance and is set within a low-level wall. The enclosed rear garden is comprised of a paved patios and planting borders. There is a brick outbuilding and rear pedestrian access to Edinburgh Road, by way of a lane to the rear.



Ground Floor
695 sq.ft. (64.6 sq.m.) approx.



1st Floor
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.4 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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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.