

The logo for SWPC (South West Property Centre) features the letters 'SWPC' in a bold, white, sans-serif font, centered within a green rectangular background. Above the green rectangle is a red, stylized roof shape.

south west property centre

7 Clenoch Street, Stranraer

Stranraer, DG9 7HB

PRICE: Offers Over £80,000 are invited

## 7 Clenoch Street

Stranraer, Stranraer

It is situated adjacent to other residential properties of similar style and has an outlook over recently constructed new builds to the front, with the outlook to the rear being over garden ground. It is located only a short walk from all major amenities, including supermarkets, healthcare, an indoor leisure pool complex and a primary school. The secondary school is approximately a mile distant.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Well-presented cottage
- Extended to the rear
- Excellent condition throughout
- Modern kitchen
- Spacious bathroom
- Attractive internal woodwork
- Gas fired central heating
- Double glazing
- Easily maintained garden



## 7 Clenoch Street

Stranraer, Stranraer

Located only a short walk from the town centre, this is a charming 2-bedroom terraced bungalow. This residence has been thoughtfully extended to the rear to provide additional living space and comfort for its new inhabitants.

The property benefits from a modern kitchen, spacious bathroom, attractive internal woodwork, gas fired central heating and double glazing.

Beyond the interior benefits, the property presents easily maintained garden grounds.

Situated within close proximity to local amenities and services, residents will enjoy the convenience of urban essentials only a short walk distant.



### Hallway

The property is accessed by way of a hardwood storm door. There is a glazed interior door leading to the hall. Laminate flooring, built-in storage cupboard and CH radiator.

### Lounge

A main lounge to the front with a stone fire surround, the gas fire no longer works and has been disconnected. Laminate flooring, wall lights, CH radiator and TV point.

### Kitchen

The kitchen is fitted with a range of contemporary floor and wall-mounted units with woodgrain style worktops incorporating a stainless steel sink. There is a gas hob, extractor hood, built-in oven and plumbing for an automatic washing machine. Patio doors leading to the rear garden. Laminate flooring and CH radiator.

### Bedroom 2

A bedroom with a skylight window, laminate flooring, built-in cupboard and CH radiator.

### Bathroom

The bathroom is fitted with a 3-piece coloured suite comprising a WHB, WC and corner bath with shower over. CH radiator.

### Bedroom 1

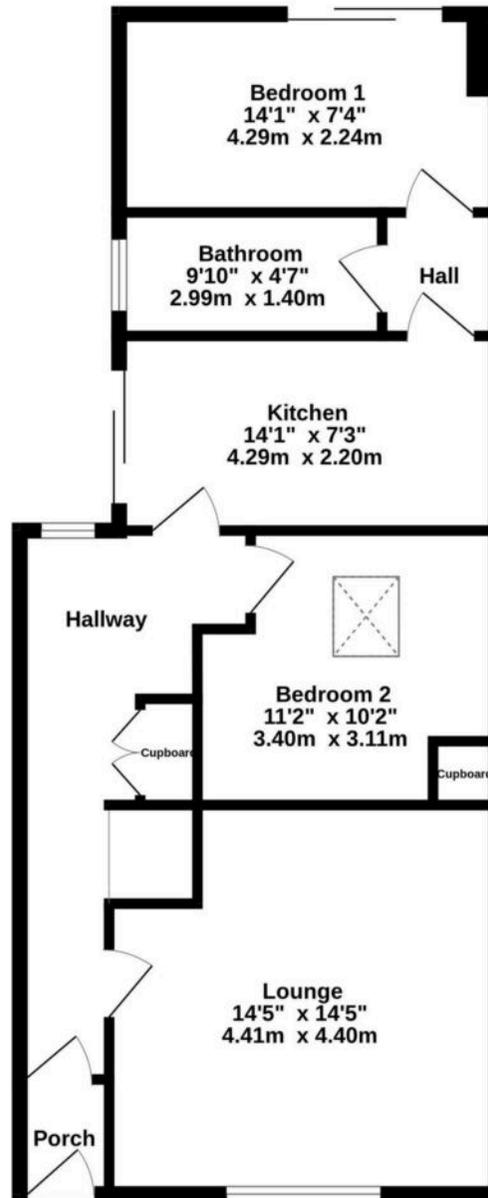
A bedroom to the rear with sliding patio doors leading to the rear garden. Painted pine panelling and CH radiator.

### Garden

The property is set amidst its own easily maintained garden ground. The front is laid out to gravel and is set within a low-level wall. The enclosed rear garden has also been laid out to gravel for ease of maintenance. There is a lane to the rear providing pedestrian access to Edinburgh Road.



Ground Floor  
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 706 sq.ft. (65.6 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.





## South West Property Centre Ltd

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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.