



**Ashbank & Ashbank House, Main Street, Lochans**

Stranraer, DG9 9AW

**PRICE: Offers Over £250,000 are invited**



# Ashbank & Ashbank House, Main Street

Lochans, Stranraer

A rare opportunity to acquire a 3 bedroom villa complemented by a self-contained two-bedroom annex.

The main residence, accompanied by the annex, presents a rare chance for those investors seeking a property endowed with versatility and potential. Of traditional construction under a new tiled roof, the main house has undergone a programme of modernisation in the past to include a beech design kitchen, delightful shower room, new uPVC double glazing and oil fired central heating. The annex has been formed from a former workshop and comprises a beech design kitchen, 2 shower rooms, conservatory to the rear, uPVC double glazing and oil fired central heating.

- An opportunity to acquire a well proportioned main residence with a self contained two bedroom annex
- Ideally suited to those in search of an investment opportunity
- Both residences are in very good condition throughout
- The properties are set within there own area of garden ground and benefit from off road parking
- Both properties benefit from oil fired central heating and uPVC double glazing





## **ASHBANK**

### **Hallway**

Ashbank is accessed by way of a uPVC storm door. There is a built-in cupboard housing the electric meter/fuseboard. CH radiator.

### **Lounge**

A main lounge to the front featuring a period fire surround housing an electric fire. CH radiator and a TV point.

### **Dining Room/3rd Bedroom**

A further reception room to the front featuring a wooden fire surround with a brick insert. This room could also be used as a ground floor bedroom, if required. CH radiator.

### **Kitchen**

The kitchen has been fitted with an extensive range floor and wall units in a beech design with granite style worktops incorporating a one and a half bowl stainless steel sink with mixer. There is a gas range style cooker, stainless steel cooker extractor hood, under counter fridge and integrated dishwasher. Spotlight rails and CH radiator.

### **Landing**

The landing provides access to the shower room, boxroom and bedrooms.

### **Shower Room**

The shower room is fitted with a WHB, WC and large shower cubicle. Vinyl wall panelling, vinyl ceiling, recessed lighting and a heated towel rail.

### **Bedroom 1**

A bedroom to the front with an en-suite WC, CH radiator and a TV point.

### **Bedroom 2**

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









## ASHBANK HOUSE

### Conservatory

The annex, "Ashbank House", is accessed through this double glazed uPVC conservatory. The conservatory has an outlook over the garden ground.

### Lounge

A double aspect, open plan lounge to the front. CH radiator and a TV point.

### Kitchen

The kitchen has been fitted with a range of floor and wall mounted units in a beech design with granite style worktops incorporating a stainless steel sink with mixer. Gas cooker point, cooker extractor hood and plumbing for an automatic washing machine.

### Dining Area

The dining area is laid out in an open plan basis with the kitchen and lounge. CH radiator.

### Shower Room

Comprising WHB, WC and vinyl panelled shower. Spotlight rail, extractor fan and CH radiator.

### Landing

The landing provides access to the first-floor bedrooms and a shower room.

### Shower Room

Comprising WHB, WC and vinyl panelled shower cubicle. Spotlight rail, extractor fan and CH radiator.

### Bedroom 1

A bedroom with Velux window to the front and a CH radiator.

### Bedroom 2

A further bedroom with Velux window to the front. CH radiator.

## OFF STREET

2 Parking Spaces

Both properties have driveways for off-road parking.









## Garden

The properties have their own areas of garden ground with the added benefit of off-road parking for both. The gardens have predominantly been laid out to gravel with shrub borders.

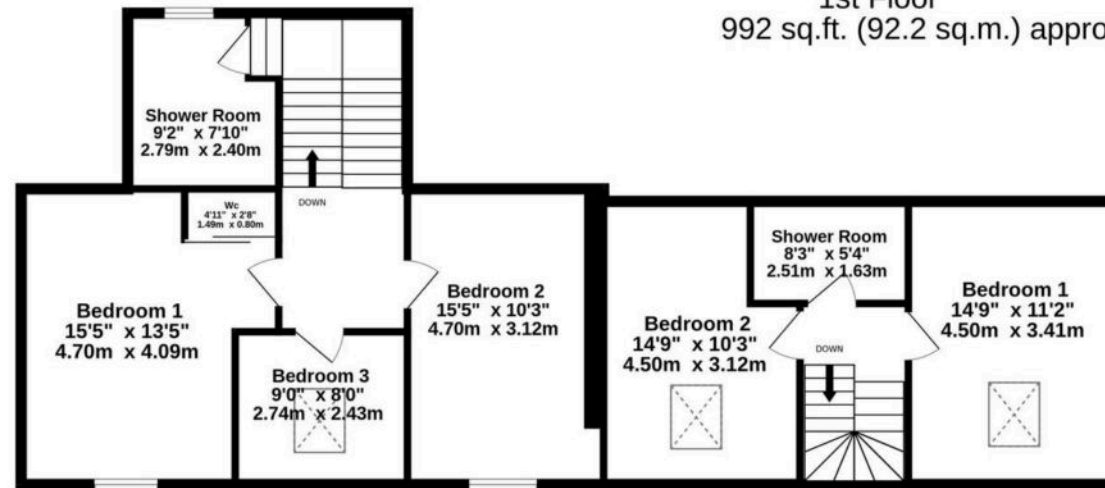
Both properties have there own off-road parking.

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.

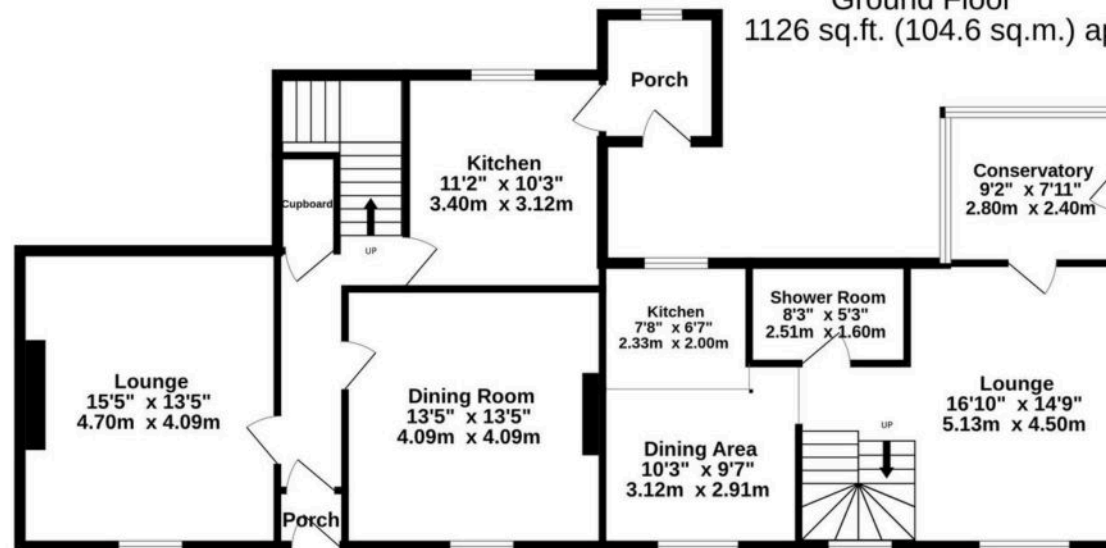




1st Floor  
992 sq.ft. (92.2 sq.m.) approx.



Ground Floor  
1126 sq.ft. (104.6 sq.m.) approx.



TOTAL FLOOR AREA : 2119 sq.ft. (196.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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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.