



38 Sun Street, Stranraer DG9 7JH

Stranraer

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Stranraer, Stranraer

The property is situated adjacent to other terraced properties of varying style and has an outlook over same to the front and garden to the rear. All amenities are readily accessible including supermarkets, healthcare, primary schooling, indoor leisure pool complex and local general store.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Just off the town centre
- Only a short walk to the seafront
- Spacious kitchen
- New bathroom
- New fitted flooring
- New decor
- Wood burning stove
- Views to Loch Ryan from the first floor
- Generous garden, will require to be landscaped



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Stranraer, Stranraer

An opportunity to acquire a 2-bedroom mid-terraced house located just off the town centre. The seafront and town marina are just a short stroll away.

Step inside to discover a spacious kitchen, new bathroom, woodburning stove, new fitted flooring, new decor, double glazing and gas fired central heating.

From the main bedroom there is a view to Loch Ryan.

The generous enclosed garden presents an opportunity to create your own outdoor living space with landscaping.

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Hallway

The property is accessed by way of a uPVC storm door. Tiled flooring and glazed interior door to the hallway.

Lounge

A main lounge with windows to the front and rear. The central feature is a wood-burning stove with a stone hearth. There is a display recess with cupboard below. Two CH radiators.

Kitchen

The kitchen has recently been fitted with range of floor and wall mounted units with woodgrain style worktops incorporating a stainless steel sink. There is a ceramic hob, built-in oven, and plumbing for an automatic washing machine. Built-in larder cupboards.

Bathroom

The vinyl panelled bathroom has recently been fitted with a 3-piece suite in white comprising a WHB, WC and bath. There is a corner shower cubicle with an electric shower. CH radiator.

Bedroom 1

A double-aspect bedroom with a view to Loch Ryan. Built-in wardrobes and CH radiator.

Bedroom 2

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

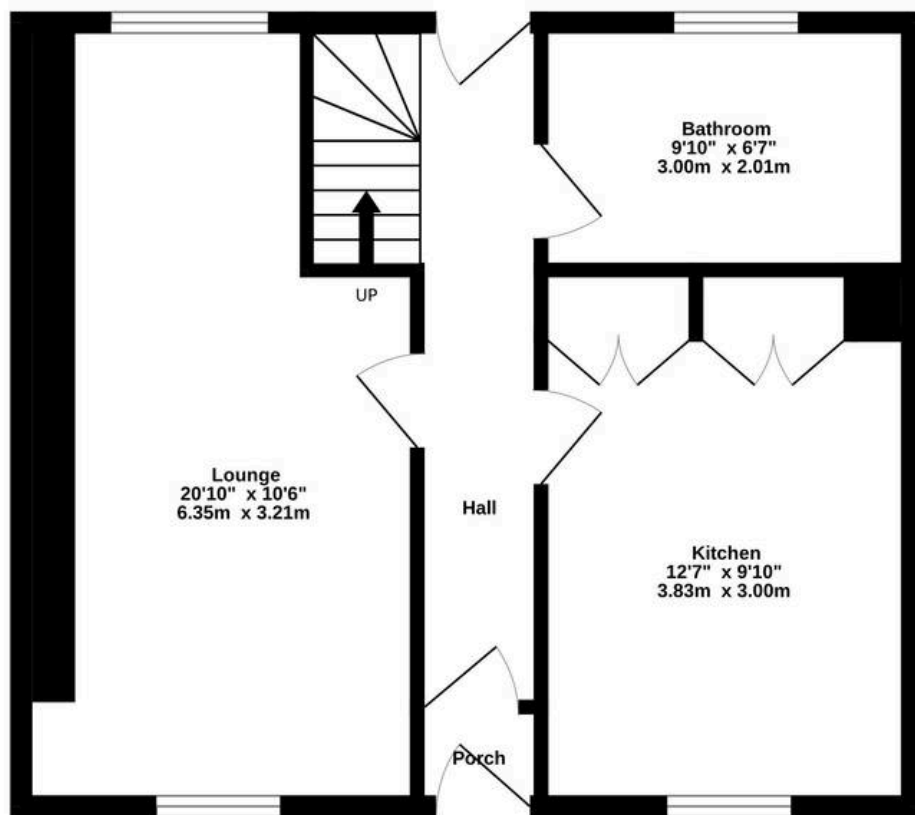
Garden

A generous area of enclosed garden ground that will require to be landscaped.

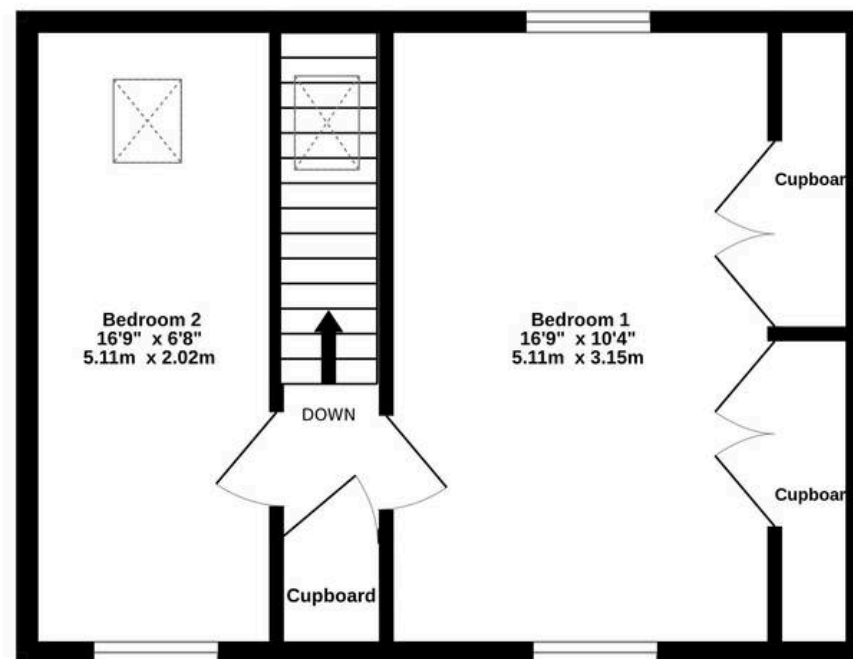




Ground Floor
471 sq.ft. (43.8 sq.m.) approx.



1st Floor
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 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.