

FOR SALE

**30 - 32 HIGH STREET,
STRANRAER, DG9 7LJ**



An opportunity to acquire a mid-terraced property of traditional construction situated within easy walking distance of the town centre. The house is in good condition throughout and benefits from a shaker design 'dining' kitchen, delightful shower room, new internal woodwork, gas fired central heating and uPVC double glazing. There is an area of easily maintained garden ground to the rear.

HALLWAY, LOUNGE, 'DINING' KITCHEN, DINING ROOM/3RD BEDROOM, SHOWER ROOM, 2 BEDROOMS, GARDEN

PRICE: Offers over £86,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
Letting Service

Proven Sales record

Introducers for
Independent Financial
& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED
Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Occupying a convenient position within easy walking distance of the town centre and all major amenities, this is a mid-terraced property which is very well suited to the first time buyer or those in search of an investment opportunity. The property is of traditional construction under a slated and felt roof and is in good condition throughout, benefiting from comfortable accommodation, shaker style 'dining' kitchen, delightful shower room, new internal woodwork, gas fired central heating and uPVC double glazing. To the rear there is an enclosed area of easily maintained garden ground.

It is situated adjacent to other terraced properties of varying style and the outlook is over same to the front and garden ground to the rear.

All amenities are readily accessible including supermarkets, healthcare, primary schooling, indoor leisure pool complex and secondary school.

PORCH:

The property is accessed by way of an uPVC storm door. Built-in storage cupboard.

HALLWAY:

The hallway provides access to almost all of the ground floor accommodation. CH radiator.



LOUNGE:

This is a comfortable lounge to the front. There is a wooden fire surround housing an electric fire. CH radiator and TV point.



[Further lounge image](#)



'DINING' KITCHEN:

The kitchen has been fitted with a range of shaker design floor and wall mounted units with woodgrain style worktops incorporating an asterite sink with mixer. Ceramic hob, extractor hood, built-in oven and integrated slimline dishwasher. Breakfast bar and CH radiator.



DINING ROOM/3rd bedroom:

A further reception room to the front which could be used as a ground floor bedroom. CH radiator.

SHOWER ROOM:

The vinyl panelled shower room is fitted with a WHB, WC and corner shower cubicle with a mains shower. CH radiator.



BEDROOM 2:

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



LANDING:

The landing provides access to the bedrooms. CH radiator.



GARDEN:

To the rear of the property there is an area of enclosed garden ground which has mainly been laid out to lawn with mature shrub borders. There is a paved patio directly off the back door. Wooden shed.



BEDROOM 1:

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





ENTRY: Negotiable

VIEWING: By appt with S.W.P.C

DETAILS PREPARED: 14/06/2024

COUNCIL TAX: Band 'B'

GENERAL: All fitted flooring, integrated kitchen appliances and garden shed are included in the sale price.

SERVICES:

Mains electricity, drainage, gas, and water.

EPC = D

OFFERS:

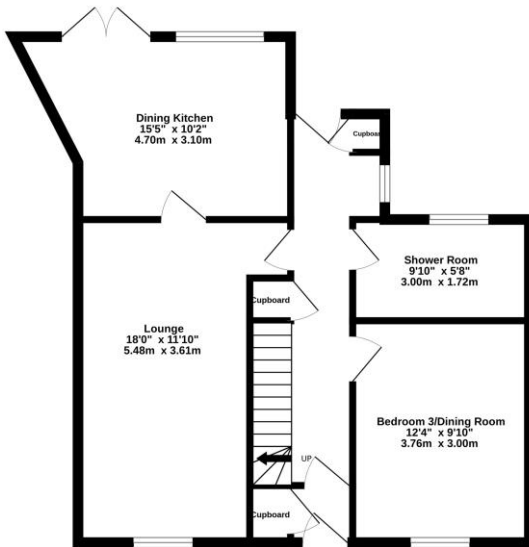
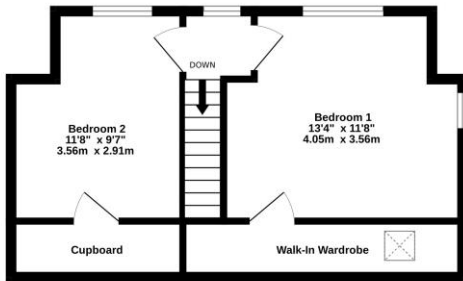
All offers for the above property should be made in writing to

South West Property Centre Ltd, Charlotte Street,
Stranraer, DG9 7ED.

Tel: (01776) 706147 Fax: (01776) 706890

www.swpc.co.uk

1st Floor
356 sq.ft. (33.1 sq.m.) approx.



Ground Floor
615 sq.ft. (57.2 sq.m.) approx.

TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not, therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale.