

FOR SALE

**45A SHEUCHAN STREET,
STRANRAER, DG9 0EA**



An opportunity to acquire a delightful cottage located only a few steps from the shores of Loch Ryan. In excellent condition throughout having been fully renovated in the recent past.

The property benefits from a splendid kitchen, delightful shower room, new internal woodwork, new internal plaster work, uPVC double glazing and gas fired central heating.

Easily maintained garden ground to the rear.

PORCH, LOUNGE, 'DINING' KITCHEN, SHOWER ROOM, 2 BEDROOMS, OUTBUILDING, GARDEN

PRICE: Offers over £90,000 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:

This is a delightful cottage located only a few steps from the shores of Loch Ryan, towards the west end of Stranraer and yet within easy reach of all major amenities within the town centre.

Of traditional construction under a slate/felt roof, the property is in excellent condition throughout having been fully renovated in the recent past to include a splendid contemporary kitchen, delightful shower room, new internal woodwork, new internal plaster work, gas fired central heating and uPVC double glazing.

There is an area of easily maintained garden ground to the rear with the added benefit of an outbuilding with power and light.

Local amenities include Sheuchan Primary School, general store, and public house. There is also easy access to the shores of Loch Ryan and Agnew Park.

All major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in and around the town centre approximately 1 mile distant. There is a town centre and secondary school transport service available from close by.

PORCH:

The property is accessed by way of an uPVC storm door. Glazed interior door to the lounge.

LOUNGE:

A main lounge to the front with a partial view to Loch Ryan. TV point and CH radiator.



'DINING' KITCHEN:

The kitchen has been fitted with a range of contemporary floor and wall mounted units with woodgrain style worktops incorporating a stainless-steel sink with mixer. There is a ceramic hob, extractor hood and integrated oven. Breakfast bar, larder cupboard, plumbing for an automatic washing machine and plumbing for a dishwasher. CH radiator.



LANDING:

Access to the bedrooms and bathroom.



SHOWER ROOM:

The vinyl panelled shower room is fitted with a WHB, WC and corner shower cubicle. Heated towel rail.



BEDROOM 2:

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



BEDROOM 1:

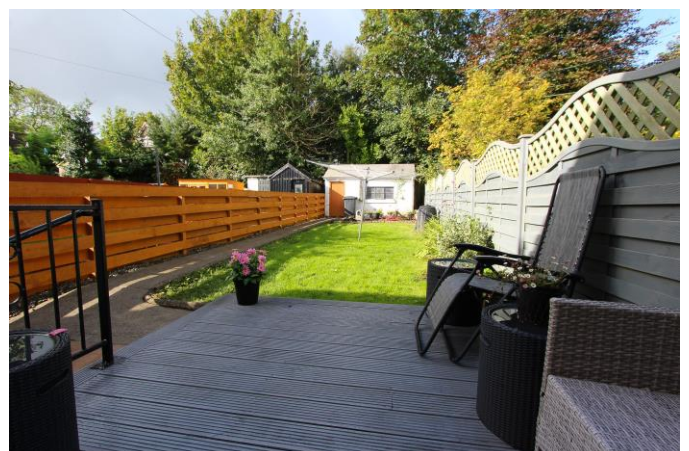
A bedroom to the front with a view towards Loch Ryan. Built-in wardrobe and CH radiator.



[View from bedroom](#)

GARDEN:

There is an enclosed area of easily maintained garden ground to the rear comprised of a wooden decking, lawn and flower borders. There is a brick-built outbuilding with a new roof, power and light.





ENTRY: Negotiable

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

DETAILS PREPARED: 25/09/2024

COUNCIL TAX: Band 'B'

GENERAL:

All fitted flooring, blinds and integrated kitchen appliances are included in the sale price.

SERVICES:

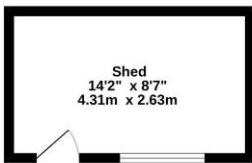
Mains electricity, water, gas, and drainage.
EPC = D

OFFERS:

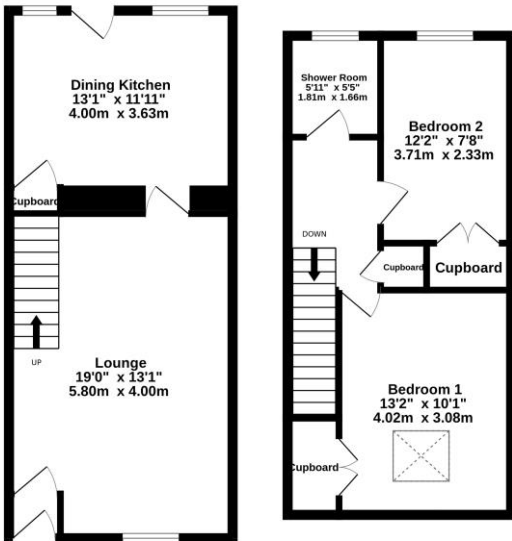
All offers for the above property should be made in writing to

South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.
Tel: (01776) 706147 Fax: (01776) 706890
www.swpc.co.uk

Ground Floor
517 sq.ft. (48.0 sq.m.) approx.



1st Floor
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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.