

**FOR SALE**

**33 AGNEW CRESCENT,  
STRANRAER, DG9 7JZ**



An opportunity to acquire a fully renovated cottage located on the sea front and enjoying a wonderful outlook over Agnew Park to Loch Ryan beyond. In excellent condition throughout having been fully renovated to include a splendid 'dining' kitchen, delightful bathroom, new internal woodwork, new internal plasterwork, uPVC double glazing and gas fired central heating. The property has also been newly decorated and had new fitted flooring throughout. There is garden ground to the rear with great potential for development.

**HALLWAY, LOUNGE, 'DINING' KITCHEN, BATHROOM,  
2 BEDROOMS, GARDEN**

**PRICE: Offers over £90,000 are invited**



Property Agents

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Introducers for  
Independent Financial  
& Mortgage Advice

Charlotte Street  
Stranraer  
DG9 7ED

Tel: 01776 706147  
Fax: 01776 706890

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## DESCRIPTION:

Occupying a seafront location and with views over Agnew park to the waters of Loch Ryan, this is a fully renovated cottage which provides comfortable accommodation over two floors. Of traditional construction under a felt & slate roof, the property is in excellent throughout and benefits from a splendid shaker design 'dining' kitchen, delightful bathroom, new internal woodwork, new internal plasterwork, uPVC double glazing and gas fired central heating. It has also been newly decorated throughout along with new carpets and fitted flooring. There is an area of enclosed garden ground to the rear with great potential for development. It is situated adjacent to a range of terraced properties of varying style and is located within easy reach of the town centre and all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school. Local amenities closeby include general store, bakers shop and primary school.

## 'DINING' KITCHEN:

The kitchen has been fitted with a range of shaker design floor and wall mounted units with butcher block style worktops incorporating a stainless-steel sink with swan neck mixer. There is a ceramic hob, extractor hood, built-in oven and plumbing for an automatic washing machine. Sliding patio doors to the garden and CH radiator.



## HALLWAY:

The hallway is accessed by way of a uPVC storm door.

## LOUNGE:

A main lounge with windows to the front and rear. CH radiator and TV point.



### BATHROOM:

The spacious bathroom is fitted with a three-piece suite in white comprising a WHB, WC and bath. There is a large vinyl panelled shower cubicle. Vinyl wall panelling and CH radiator.



### BEDROOM 2:

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



### BEDROOM 1:

A bedroom to the front with built-in storage and CH radiator.



### GARDEN:

From the rear garden there are views over Agnew Park to Loch Ryan beyond. The garden will need to be landscaped.





ENTRY: Negotiable

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

DETAILS PREPARED: 15/10/2024

COUNCIL TAX: Band 'C'

**GENERAL:**

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

**SERVICES:**

Mains electricity, water and drainage. EPC = D

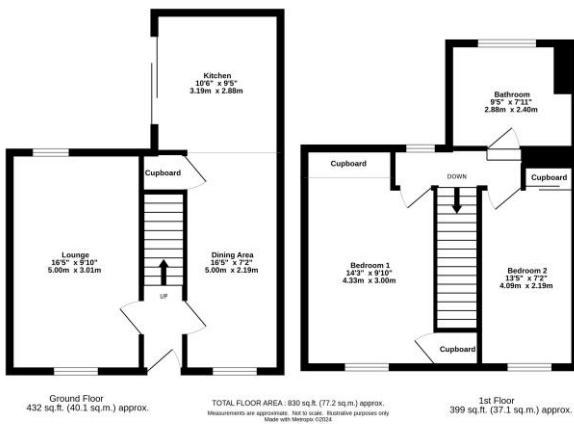
**OFFERS:**

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

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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.