

**22 Princes Street, Stranraer**

Stranraer, DG9 7RQ

**PRICE: Offers Over £60,000 are invited**



## 22 Princes Street

Stranraer, Stranraer

All major amenities including supermarkets, healthcare, indoor leisure pool complex and primary/secondary schooling are all located in and around the town centre.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Located just off the seafront & town centre
- Comfortable accommodation over two levels
- Can be purchased with a sitting tenant
- Gas central heating
- Double glazing
- Patio garden





## 22 Princes Street

Stranraer, Stranraer

Located within easy reach of the seafront, town centre and all amenities, this is a well presented mid terraced property which provides comfortable over two floors.

The property has undergone a programme of refurbishment in the past to include double glazing, gas fired central heating, spacious kitchen and delightful bathroom.

Of traditional construction under a felt roof, the property also benefits from having a small courtyard patio to the rear.

The outlook is over various terraced properties of varying style and it is situated adjacent to other residential terraced properties.

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The property can be purchased with a sitting tenant.

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### **Lounge**

A lounge to the front with CH radiator and wall-mounted TV point.

### **Kitchen**

The kitchen has been fitted with a range of floor and wall mounted units with granite style worktops incorporating a stainless steel sink with mixer. Ceramic hob, extractor hood, built-in oven and plumbing for an automatic washing machine.

### **Landing**

The landing provides access to the bedroom, bathroom and box room.

### **Bathroom**

The bathroom is fitted with a 3-piece suite in white comprising a WHB, WC and bath with shower over. Vinyl wall paneling and CH radiator.

### **Bedroom**

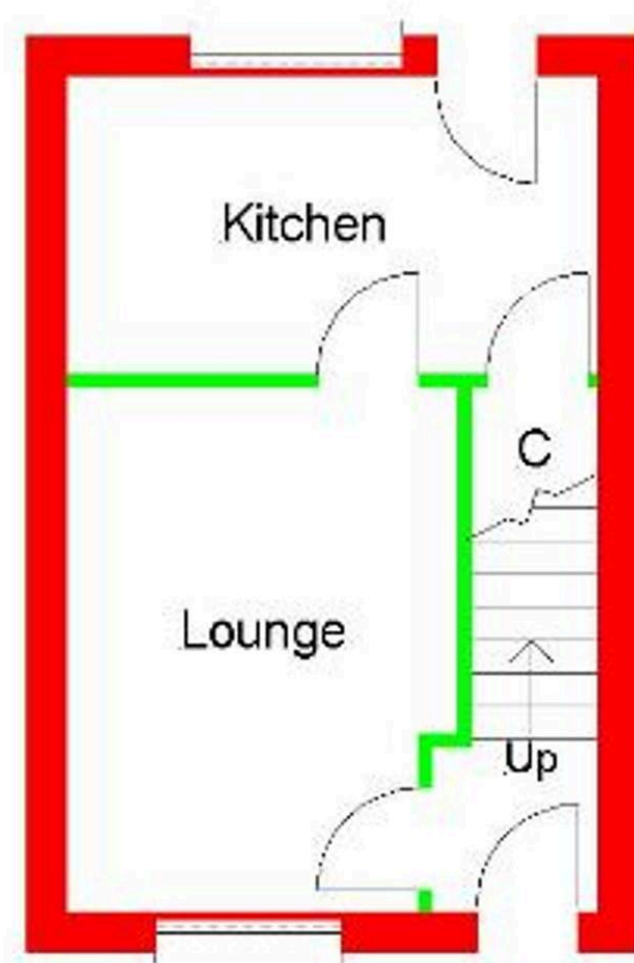
A bedroom to the front with CH radiator and wall mounted TV point.

### **Garden**

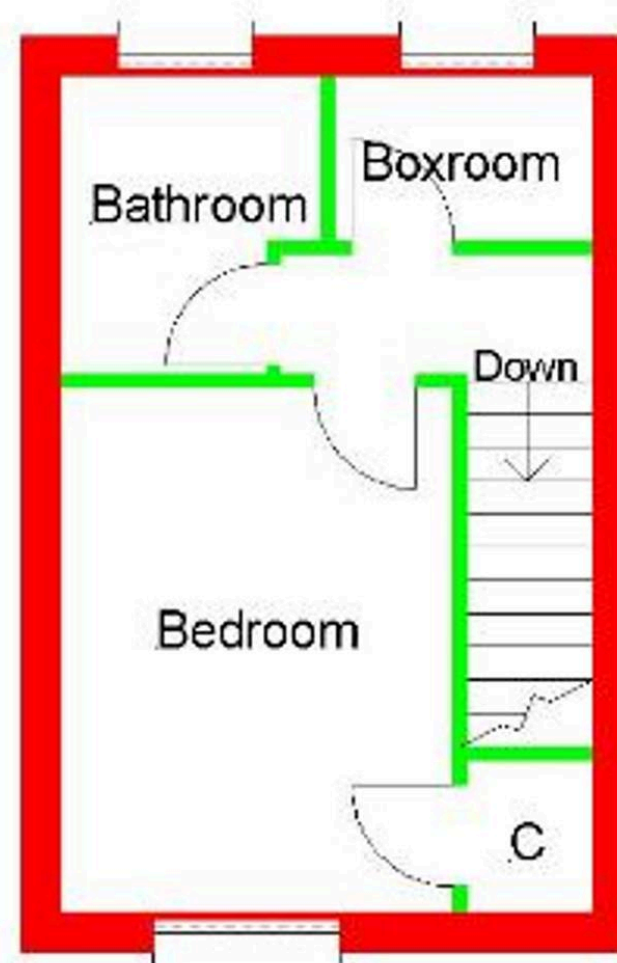
There is an enclosed, walled patio garden to the rear.



## 22 Princes Street



Ground Floor



First Floor

Sketch plan for illustrative purposes only



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.







## South West Property Centre Ltd

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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.