



**18 Glebe Street, Stranraer**

Stranraer, DG9 7LT

**PRICE: Offers Over £40,000 are invited**



## 18 Glebe Street

Stranraer, Stranraer

Local amenities closeby include general store and primary school while all major amenities are all located in and around the town centre which is only a short distance away, and include supermarkets, healthcare, indoor leisure pool complex and secondary school.

Council Tax band: B

Tenure: Freehold

A mid-terrace cottage style property located within easy reach of the town centre. An ideal first purchase/buy-to-let opportunity. The property benefits from gas fired central heating and uPVC double glazing. Fair condition with scope for some general refurbishment within.

- Mid-terrace cottage
- Enclosed garden to the rear
- Fair condition with scope for modernisation
- Ideal investment opportunity
- Gas central heating & double glazing





**Lounge**

12' 10" x 10' 6" (3.92m x 3.20m)

A main lounge to the front of the property with a Fyfe stone fireplace. Display recess, CH radiator, telephone point and TV point.

**Bedroom**

12' 2" x 8' 6" (3.70m x 2.60m)

A bedroom with CH radiator

**Bedroom**

9' 2" x 9' 10" (2.80m x 3.00m)

A further bedroom with CH radiator.

**Bathroom**

5' 3" x 7' 10" (1.60m x 2.40m)

The bathroom is fitted with a 3 piece white suite comprising WC, WHB and Bath. There is an electric shower in place over the bath. Tiled flooring and CH radiator.

**Kitchen**

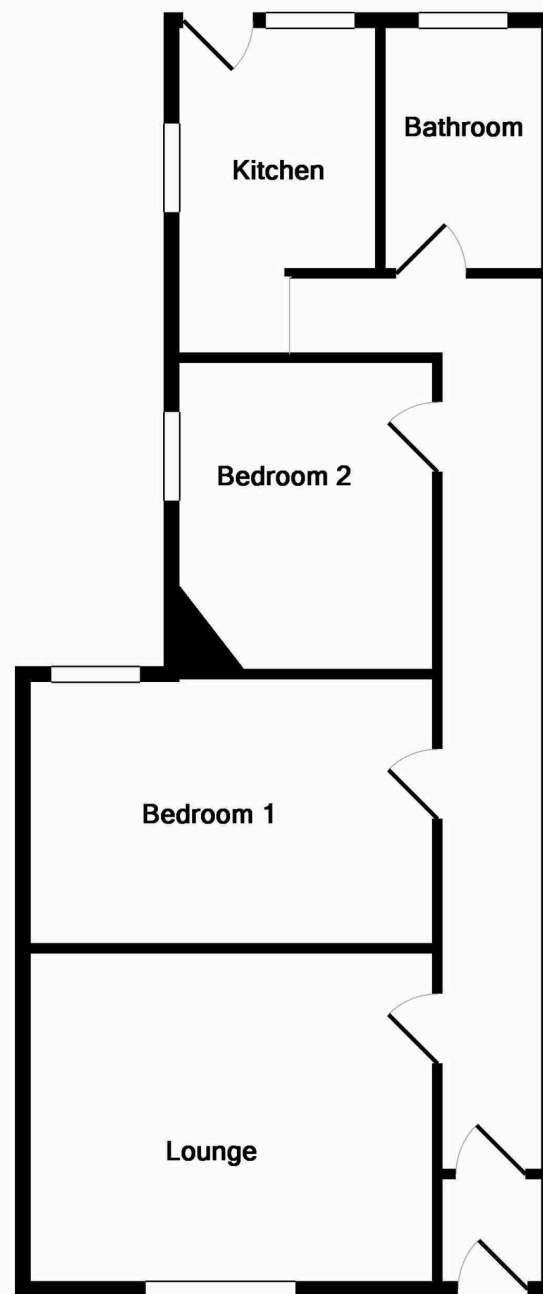
7' 10" x 11' 2" (2.40m x 3.40m)

The kitchen has fitted with a range of floor and wall mounted units with granite style worktops incorporating a stainless steel sink with mixer. Electric cooker point and plumbing for an automatic washing machine. Tiled flooring and CH radiator. The gas fired central heating boiler is located in the kitchen.

**Garden**

The enclosed garden ground is located to the rear of the property. There is an outbuilding to the rear of the garden.





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.







## 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.