



21 Lochview Road, Stranraer

DG0 8HJ

PRICE: Offers Over £80,000 are invited

21 Lochview Road

Stranraer, Stranraer

Local amenities that are readily accessible include access to the Loch Ryan shore, Rephad Primary School, Stranraer Academy, an excellent restaurant and a general store. All major amenities such as supermarkets, healthcare, Stair Park and indoor leisure pool complex are located in and around the town centre approximately 1 mile distant.

Council Tax band: A

EPC Energy Efficiency Rating: C

- Popular residential location
- Close to both Primary & Secondary schools
- Only a short walk from the shores of Loch Ryan
- Well-proportioned family accommodation
- Spacious 'dining' kitchen
- Gas fired central and uPVC double glazing
- Ideal first-time purchase
- External insulation
- Easily maintained garden grounds
- Off-road parking



21 Lochview Road

Stranraer, Stranraer

Located in a popular residential location, this 3-bedroom semi-detached house offers spacious family accommodation over two levels.

Boasting a prime location mere moments away from the shores of Loch Ryan and strategically situated close to both Primary and Secondary schools, it is an ideal residence for families seeking convenience and educational opportunities at their doorstep.

The property is of **Non-Standard** construction under a tiled roof and benefits from a spacious 'dining' kitchen, gas central heating, uPVC double glazing and external insulation.

Perfect for those embarking on their homeownership journey, this property is an ideal first-time purchase with scope for some general modernisation within.

The property is set amidst its own area of easily maintained garden ground with the added benefit of off-road parking.



Hallway

The property is accessed by way of a uPVC storm door. Hall cupboard and CH radiator.

Lounge

A spacious main lounge to the front featuring a wooden fire surround housing a living flame gas fire. CH radiator and TV point.

'Dining' Kitchen

The kitchen is fitted with a range of medium oak design floor and wall-mounted units with marble-style worktops incorporating a stainless steel sink. There is an electric cooker point and plumbing for an automatic washing machine. Built-in larder cupboards and a CH radiator.

Shower Room

Comprising a WHB, WC and low threshold shower cubicle with an electric shower and waist height shower screen. CH radiator.

Landing

The landing provides access to the bedroom accommodation. CH radiator.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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



GARDEN

Set amidst its own area of easily maintained garden ground. The front has been laid out with gravel and is set within a low-level wall. There is a paved driveway to the side for off-road parking. The rear garden is comprised of a paved patio, a fenced area of gravel and a lawn with a shrub border.

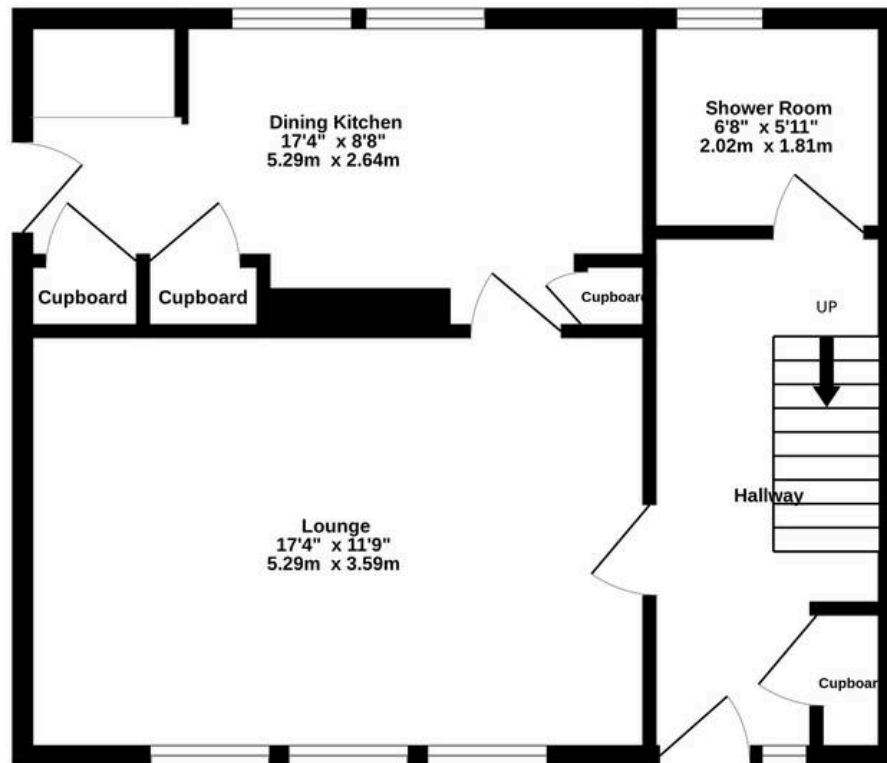
OFF STREET

2 Parking Spaces

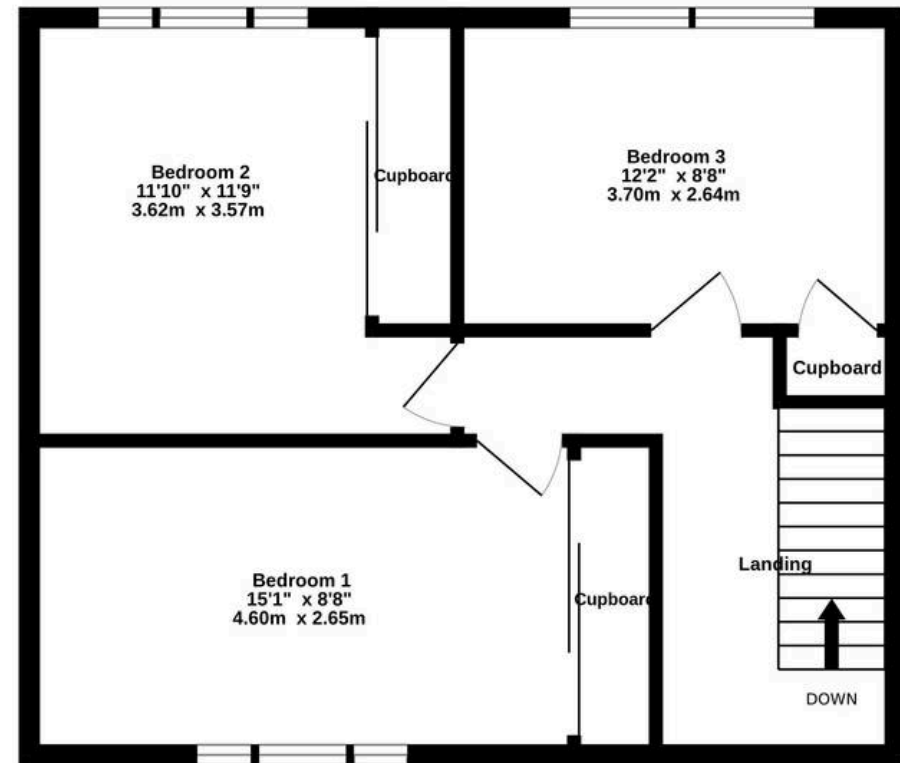
A paved driveway to the side for off-road parking.



Ground Floor
485 sq.ft. (45.1 sq.m.) approx.



1st Floor
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.6 sq.m.) approx.
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.





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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.