



Flat 2, 32 George Street, Stranraer

DG9 7RL

PRICE: Offers Over £10,000 are invited

Flat 2, 32 George Street

Stranraer, Stranraer

All major amenities including supermarkets, healthcare, indoor leisure pool complex and schooling are located in and around the town centre a short distance away.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Traditional first floor flat
- Stunning views
- Ideal buy to let investment
- Renovation project
- Town centre location
- Gas fired central heating
- Well proportioned accommodation



Flat 2, 32 George Street

Stranraer, Stranraer

In the heart of the town centre, this traditional first-floor flat offers a unique opportunity for investors or those seeking a renovation project. The one-bedroom flat boasts stunning views that captivate the eye, providing a serene backdrop. Featuring gas-fired central heating, this property ensures comfort in any season.

A prime choice for a buy-to-let investment, the well-proportioned accommodation presents a canvas for creative transformation. Perfect for those with a vision for design, this flat offers a blank slate for customisation while retaining its traditional charm.

With its convenient location and ideal layout, this property presents a promising investment opportunity. The town centre's amenities are within easy reach, making daily living a breeze. Whether you're considering entering the rental market or seeking a personal project, this charming flat with its alluring views and generous space awaits your creative touch. Truly a canvas for a discerning buyer seeking a property with both character and potential.



Lounge

12' 1" x 11' 1" (3.68m x 3.37m)

Bright and spacious lounge with steps leading up to sliding patio doors giving access to an enclosed balcony as well as central heating radiator and access to built in storage currently housing the central heating boiler.

Balcony

13' 9" x 10' 2" (4.19m x 3.10m)

Accessed off of lounge, an enclosed balcony with UPVC double glazed windows providing an open an elevated view towards Loch Ryan & beyond.

Kitchen

6' 6" x 5' 8" (1.99m x 1.73m)

Fully installed kitchen fitted with both floor and wall mounted units comprising of stainless steel sink with mixer tap, integrated electric fan oven & gas hob as well as plumbing for washing machine, under counter fridge and central heating radiator.

Bathroom

7' 5" x 6' 6" (2.27m x 1.99m)

Well proportioned bathroom comprising of electric shower over bath as well as separate WC & WHB with tiled walls and wall mounted cabinet.

Bedroom

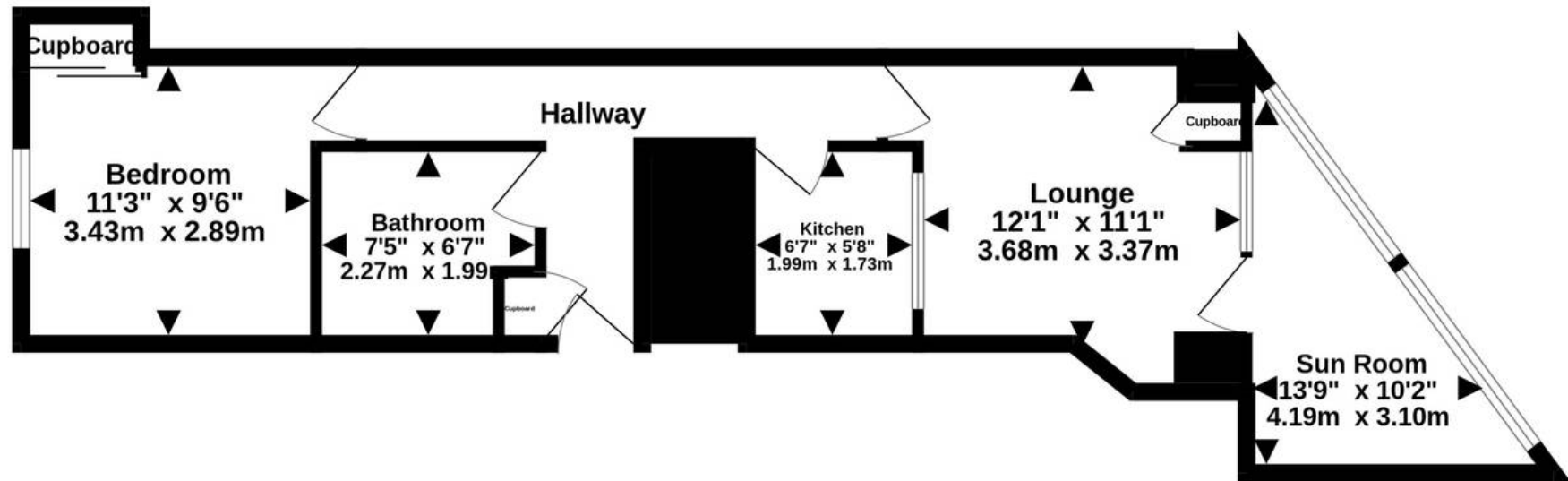
11' 3" x 9' 6" (3.43m x 2.89m)

A generous sized double bedroom with large sash and case window to front as well as central heating radiator and built in storage.



Ground Floor

439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 439 sq.ft. (40.8 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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