



12 Mount Terrace, Lochans

Stranraer, DG9 9AR

PRICE: Offers over £80,000 are invited

12 Mount Terrace

Lochans, Stranraer

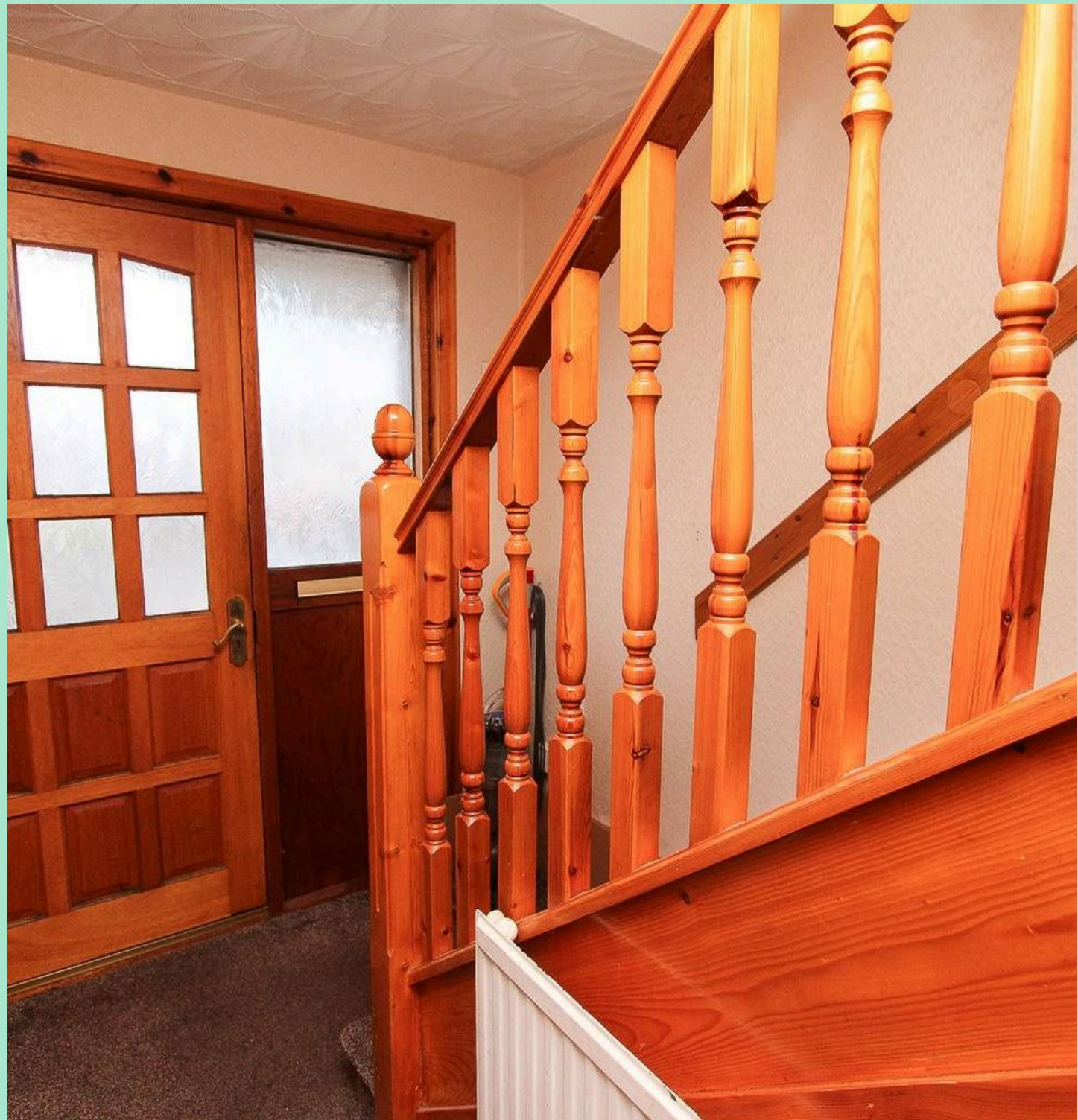
Local amenities in the village itself include a village hall, while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in the town of Stranraer, approximately 2 miles distant.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Popular village location
- Modern, semi detached chalet style residence
- Spacious 'dining' kitchen
- Ground floor WC
- Solid fuel central heating and double glazing
- In fair condition, with scope for some general modernisation
- Generous garden ground
- Two large sheds and a greenhouse
- Ample off-road parking



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Situated in the heart of a popular village, an opportunity has arisen to acquire a 2-bedroom semi-detached residence. The property was originally a three bedroom home with the dining room being a ground floor bedroom, this could easily be reinstated, if required. The interior boasts a spacious 'dining' kitchen and convenient ground floor WC. The property also benefits from solid fuel central heating and double glazing. In fair condition, there is ample opportunity for personal touches with some general modernisation.

Step outside to discover a generous area of garden ground with the added benefit of off-road parking. The enchanting outside space this property has to offer. Set amidst its own area of garden ground, the front lawn is enclosed within a low-level wall, offering privacy and tranquillity. A driveway to the side provides ample off-road parking, ensuring space for all. The rear garden is a peaceful retreat, predominantly laid out to lawn, perfect for relaxation and playtime alike. Two large sheds and a greenhouse complete the outdoor ensemble, catering to hobbies and storage needs. With a paved driveway running alongside for added convenience, this property encapsulates the ideal blend of indoor comfort and outdoor serenity, inviting you to embrace a lifestyle of ease and contentment.



Hallway

The property is accessed by way of a hardwood storm door with a glazed side panel. Spindle & rail staircase to the first floor, storage cupboards and a CH radiator.

Lounge

A main lounge to the front featuring a Fyfe stone fire surround housing an open fire. Wall lights, TV point and a CH radiator.

Kitchen

The kitchen is fitted with a range of medium oak floor and wall-mounted units with granite-style worktops incorporating a stainless steel sink with a swan neck mixer. There is an integrated oven, extractor hood, plumbing for an automatic washing machine and plumbing for a dishwasher. Heated towel rail.

Dining Room

Located off the kitchen, this is a dining room formed from a former ground-floor bedroom. CH radiator.

WC

A ground floor WC fitted with a WHB and WC in white.

Landing

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

Bathroom

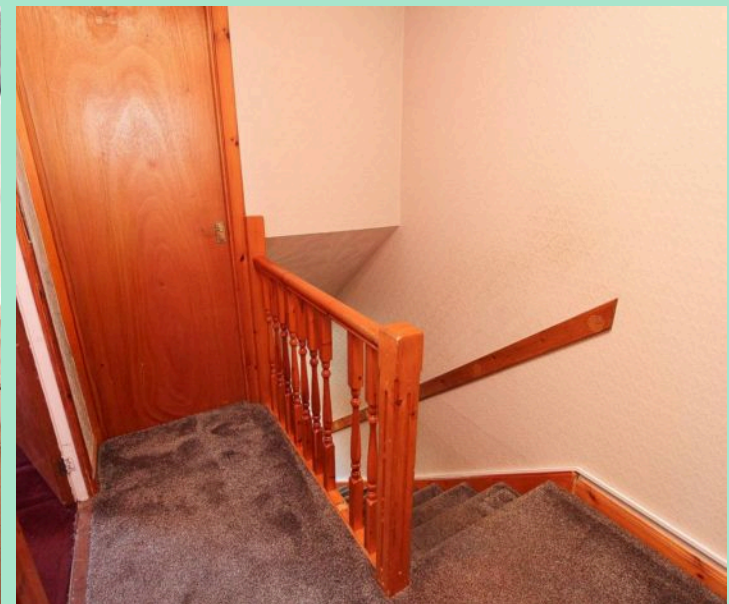
The bathroom is fitted with a three-piece suite in white comprising a WHB, WC and bath with an electric shower over. CH radiator.

Bedroom 1

A bedroom with a Velux window to the front, built-in cupboards and a CH radiator.

Bedroom 2

A bedroom with a Velux window to the rear, built-in work benches and a CH radiator.



Garden

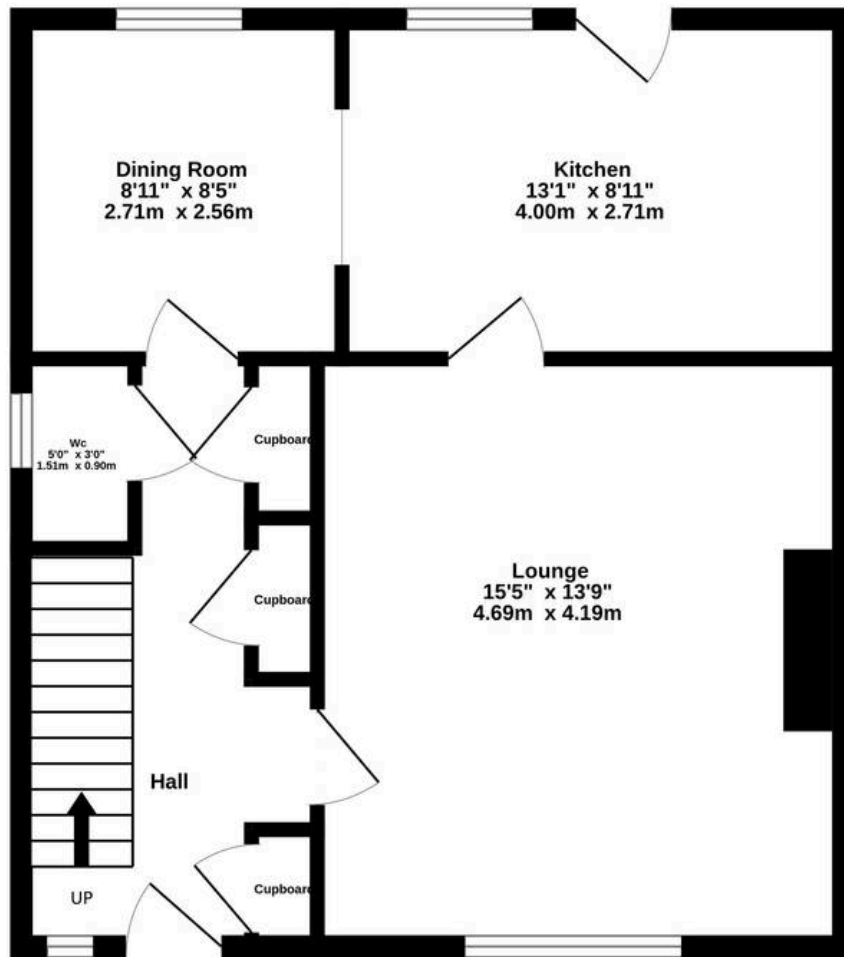
The property is set amidst its own area of garden ground. The front is laid out to lawn and is set within a low-level wall. There is a driveway to the side providing ample off-road parking. The enclosed rear garden has mainly been laid out to lawn. There are two large garden sheds and a greenhouse.

Driveway

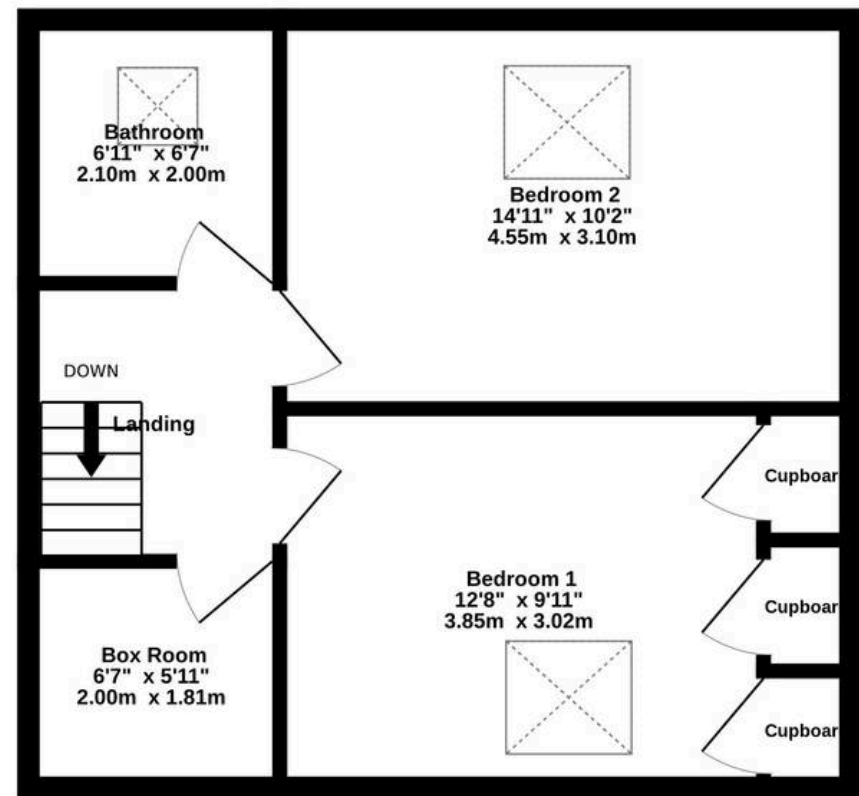
Off road parking



Ground Floor
516 sq.ft. (47.9 sq.m.) approx.



1st Floor
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.0 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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