



15d Sheuchan Street, Stranraer

DG9 0DU

PRICE: Offers Over £45,000 are invited

# 15d Sheuchan Street

## Stranraer

Local amenities include a general store, a bakery, a public house, Sheuchan Primary School, Agnew Park, and a seafront promenade. All major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all located in and around the town centre approximately one mile distant. Viewing of this walk into home is to be thoroughly recommended.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

- A second floor flat
- Easy access to Loch Ryan shore
- Only a short walk to the town centre
- Well-presented throughout
- Splendid fitted kitchen
- Well-appointed bathroom
- Gas central heating and uPVC double glazing



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Located in a residential location just moments from the scenic shores of Loch Ryan, this beautifully presented one-bedroom flat offers a rare blend of comfort and convenience. Situated on the second floor, the property boasts a bright and inviting interior, thoughtfully designed to maximise both space and natural light. The welcoming entrance hall leads to a living area, perfect for relaxing or entertaining guests, while the splendid fitted kitchen is equipped with contemporary cabinetry, integrated appliances, and ample workspace for culinary enthusiasts. The spacious double bedroom provides a peaceful retreat, complemented by a well-appointed bathroom. Throughout, the flat benefits from gas central heating and uPVC double glazing, ensuring warmth and energy efficiency all year round. With its tasteful décor and modern finishes, this home is ready to move into and enjoy from day one.



### Hallway

The property is accessed by way of a wooden storm door.

### Lounge

14' 5" x 11' 2" (4.40m x 3.40m)

A lounge to the front with a rooftop view to Loch Ryan. Wall-mounted TV point and a CH radiator.

### Kitchen

10' 10" x 8' 10" (3.30m x 2.70m)

A triangular kitchen fitted with a range of modern units in white with woodgrain style worktops incorporating a stainless steel sink. There is a gas hob, extractor hood, a built-in oven and plumbing for an automatic washing machine. CH radiator.

### Bathroom

5' 11" x 5' 11" (1.80m x 1.80m)

The bathroom is fitted with a three-piece suite in white comprising a WHB, WC and a bath with a shower over. Attractive wall tiles and a heated towel rail.

### Bedroom

11' 6" x 9' 10" (3.50m x 3.00m)

Accessed from the lounge, this is a bedroom to the front with a view over Agnew Park. Built-in storage and a CH radiator.

### Off street



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.





**SWPC**

south west property centre



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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.