



**Flat 6, Hanover Street, Stranraer**

DG9 7RZ

**PRICE: Offers around: £55,000 are invited**

## Flat 6

Hanover Street, Stranraer

It is situated adjacent to other residential flats and retail premises and there is an outlook to a mix of residential and commercial premises within Hanover Street. All amenities, including a range of retail shops, banks, supermarkets, healthcare, indoor leisure pool complex and schooling, are all located in and around the town centre, only a short walk away.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- A town centre flat laid out over 2 levels
- Conveniently located within easy reach of almost all amenities
- Spacious 'dining' kitchen
- Modern shower room
- Gas central heating and almost full double glazing.
- New slate roof



## Flat 6

Hanover Street, Stranraer

Located in the heart of the town and conveniently situated within easy reach of all major amenities, this is a well-proportioned upper floor flat which provides accommodation over two floors.

Ideally suited for letting use or as a first-time purchase.

Of traditional construction under a new slate roof, the property benefits from partial double glazing, gas fired central heating, and a spacious 'dining' kitchen.



### **Lounge**

This is a well-proportioned lounge to the front. TV point, and a CH radiator.

### **'Dining' Kitchen**

The kitchen has been fitted with oak design floor and wall-mounted units with marble-style worktops incorporating a stainless-steel sink. There is a gas hob, extractor hood, built-in oven, and plumbing for an automatic washing machine. CH radiator.

### **Landing**

The 2nd-floor landing provides access to the bedrooms and the shower room.

### **Shower Room**

The shower room has been fitted with a 2-piece suite comprising WC & WHB. There is a separate shower cubicle housing an electric shower.

### **Bedroom 1**

A bedroom with a skylight to the front, a built-in cupboard and a CH radiator.

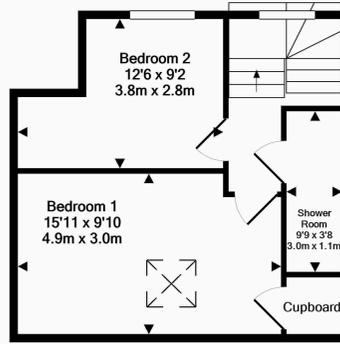
### **Bedroom 2**

A bedroom to the rear with a CH radiator.

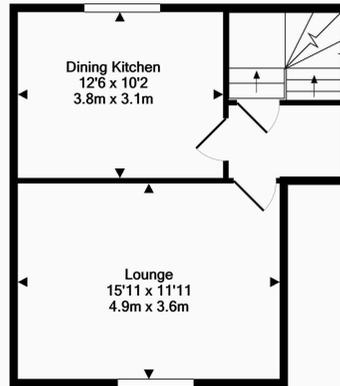


Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action 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.

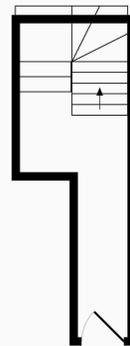




2nd Floor



1st Floor



Ground Floor



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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.