



'Duart', Main Street, Lochans

Stranraer, DG9 9AW

PRICE: Offers Over £80,000 are invited.

Duart Main Street

Lochans, Stranraer

All major amenities are to be found in the town of Stranraer, approximately 2 miles distant and include supermarkets, a hospital, an indoor leisure pool complex and secondary school. There are many outdoor pursuits available locally, including walking, fishing, sailing and splendid golf courses. The charming coastal village of Portpatrick, which is some 5 miles distant, also provides local amenities including a general store/P.O, hotels, restaurants, a primary school and a range of craft shops.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

- A terraced cottage
- Comfortable accommodation over one level
- Spacious 'dining' kitchen
- Newly installed bathroom
- Electric heating and uPVC double glazing
- Easily maintained garden ground



Duart Main Street

Lochans, Stranraer

This charming two-bedroom terraced bungalow presents a wonderful opportunity for those seeking comfortable, single-level living in a characterful cottage environment. The home exudes a welcoming atmosphere, with well-proportioned accommodation thoughtfully arranged to maximise both space and practicality. Step inside to discover a spacious dining kitchen, ideal for enjoying family meals, while the newly installed bathroom brings a fresh, contemporary touch to the property. Modern conveniences abound, with efficient electric heating and uPVC double glazing ensuring year-round comfort. Each room is bathed in natural light, creating a bright and airy ambience throughout, and the layout is perfectly suited to those desiring ease of movement and minimal maintenance.

The outside space further enhances the appeal of this delightful home. Set amidst its own area of easily maintained garden ground. The front garden is laid out in gravel, framed by a mature privet hedge that provides both privacy and a touch of greenery. To the rear, an enclosed garden awaits, designed for effortless enjoyment with an artificial lawn and a paved patio - perfect for al fresco dining, relaxing with a book, or hosting friends in the warmer months.



Hallway

The property is accessed by way of a uPVC storm door. The hallway leads to all of the accommodation.

Lounge

A spacious lounge to the front with laminate flooring, an electric panel heater and a TV point.

'Dining' Kitchen

The kitchen has been fitted with a range of floor and wall-mounted units with marble style worktops incorporating a stainless steel sink. There is an electric cooker point, an extractor hood and plumbing for an automatic washing machine.

Bathroom

The fully vinyl-panelled bathroom has been fitted with a modern three-piece suite in white, comprising a WHB, WC and a bath with a shower over. Heated towel rail.

Bedroom 1

A bedroom to the front with an electric panel heater and a TV point.

Bedroom 2

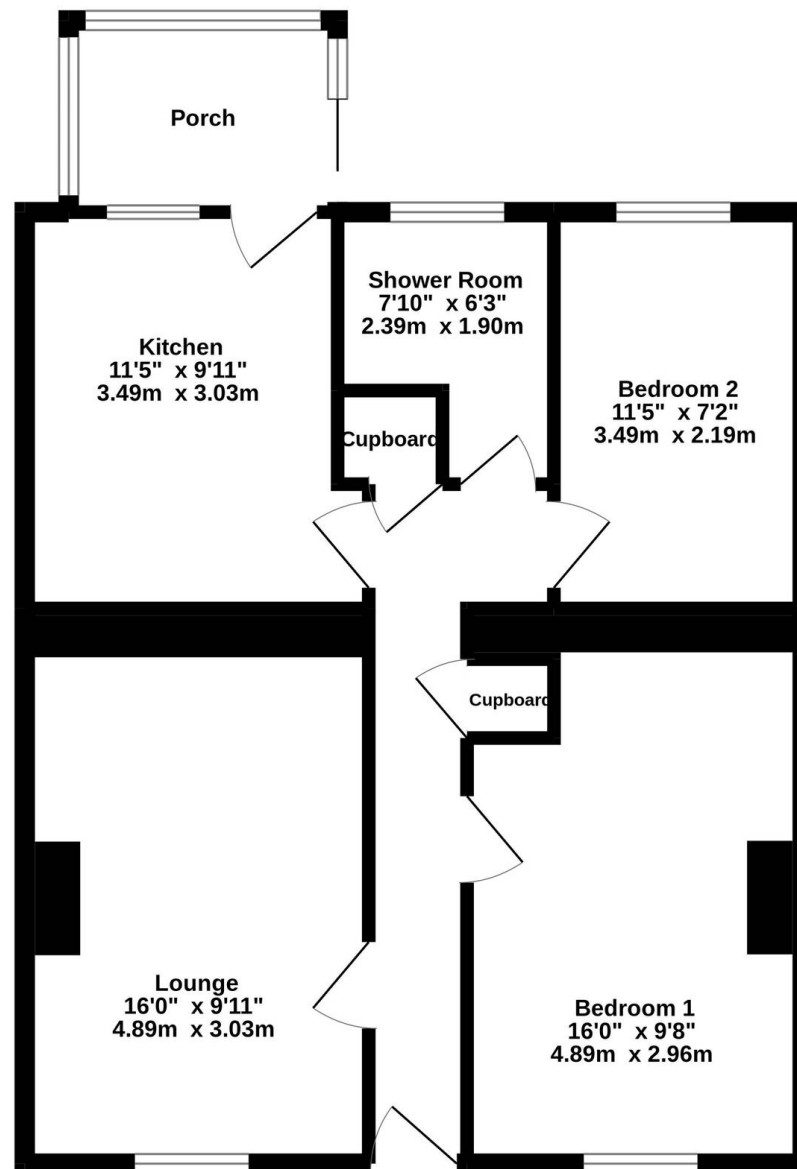
A bedroom to the rear with an electric panel heater.

Garden

The property is set amidst its own area of easily maintained garden ground. The front has been laid out in gravel and is bordered by a privet hedge. The enclosed rear garden is comprised of artificial lawn and a paved patio.

On street parking





Ground Floor
629 sq.ft. (58.5 sq.m.) approx.

TOTAL FLOOR AREA : 629 sq.ft. (58.5 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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