



Ashbank & Ashbank House, Main Street, Lochans

Stranraer, DG9 9AW

PRICE: Offers Over £235,000 are invited

Ashbank & Ashbank House, Main Street

Lochans, Stranraer

A rare opportunity to acquire a 3 bedroom villa complemented by a self-contained two-bedroom annex.

The main residence, accompanied by the annex, presents a rare chance for those investors seeking a property endowed with versatility and potential. Of traditional construction under a new tiled roof, the main house has undergone a programme of modernisation in the past to include a beech design kitchen, delightful shower room, new uPVC double glazing and oil fired central heating. The annex has been formed from a former workshop and comprises a beech design kitchen, 2 shower rooms, conservatory to the rear, uPVC double glazing and oil fired central heating.

- An opportunity to acquire a well proportioned main residence with a self contained two bedroom annex
- Ideally suited to those in search of an investment opportunity
- Both residences are in very good condition throughout
- The properties are set within there own area of garden ground and benefit from off road parking
- Both properties benefit from oil fired central heating and uPVC double glazing



ASHBANK

Hallway

Ashbank is accessed by way of a uPVC storm door. There is a built-in cupboard housing the electric meter/fuseboard. CH radiator.

Lounge

A main lounge to the front featuring a period fire surround housing an electric fire. CH radiator and a TV point.

Dining Room/3rd Bedroom

A further reception room to the front featuring a wooden fire surround with a brick insert. This room could also be used as a ground floor bedroom, if required. CH radiator.

Kitchen

The kitchen has been fitted with an extensive range floor and wall units in a beech design with granite style worktops incorporating a one and a half bowl stainless steel sink with mixer. There is a gas range style cooker, stainless steel cooker extractor hood, under counter fridge and integrated dishwasher. Spotlight rails and CH radiator.

Landing

The landing provides access to the shower room, boxroom and bedrooms.

Shower Room

The shower room is fitted with a WHB, WC and large shower cubicle. Vinyl wall panelling, vinyl ceiling, recessed lighting and a heated towel rail.

Bedroom 1

A bedroom to the front with an en-suite WC, CH radiator and a TV point.

Bedroom 2

A further bedroom to the front with a CH radiator and TV point.





ASHBANK HOUSE

Conservatory

The annex, "Ashbank House", is accessed through this double glazed uPVC conservatory. The conservatory has an outlook over the garden ground.

Lounge

A double aspect, open plan lounge to the front. CH radiator and a TV point.

Kitchen

The kitchen has been fitted with a range of floor and wall mounted units in a beech design with granite style worktops incorporating a stainless steel sink with mixer. Gas cooker point, cooker extractor hood and plumbing for an automatic washing machine.

Dining Area

The dining area is laid out in an open plan basis with the kitchen and lounge. CH radiator.

Shower Room

Comprising WHB, WC and vinyl panelled shower. Spotlight rail, extractor fan and CH radiator.

Landing

The landing provides access to the first-floor bedrooms and a shower room.

Shower Room

Comprising WHB, WC and vinyl panelled shower cubicle. Spotlight rail, extractor fan and CH radiator.

Bedroom 1

A bedroom with Velux window to the front and a CH radiator.

Bedroom 2

A further bedroom with Velux window to the front. CH radiator.

OFF STREET

2 Parking Spaces

Both properties have driveways for off-road parking.





Garden

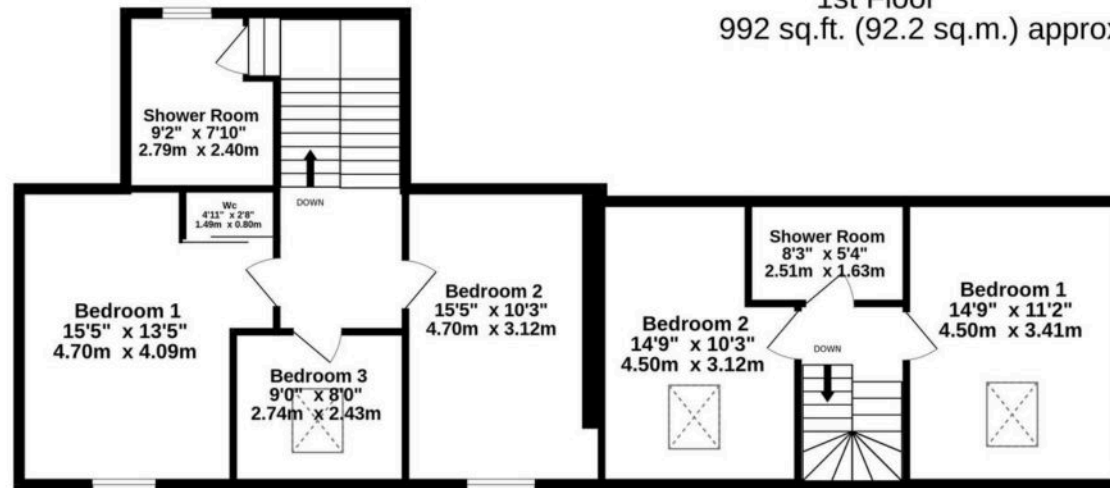
The properties have their own areas of garden ground with the added benefit of off-road parking for both. The gardens have predominantly been laid out to gravel with shrub borders.

Both properties have there own off-road parking.

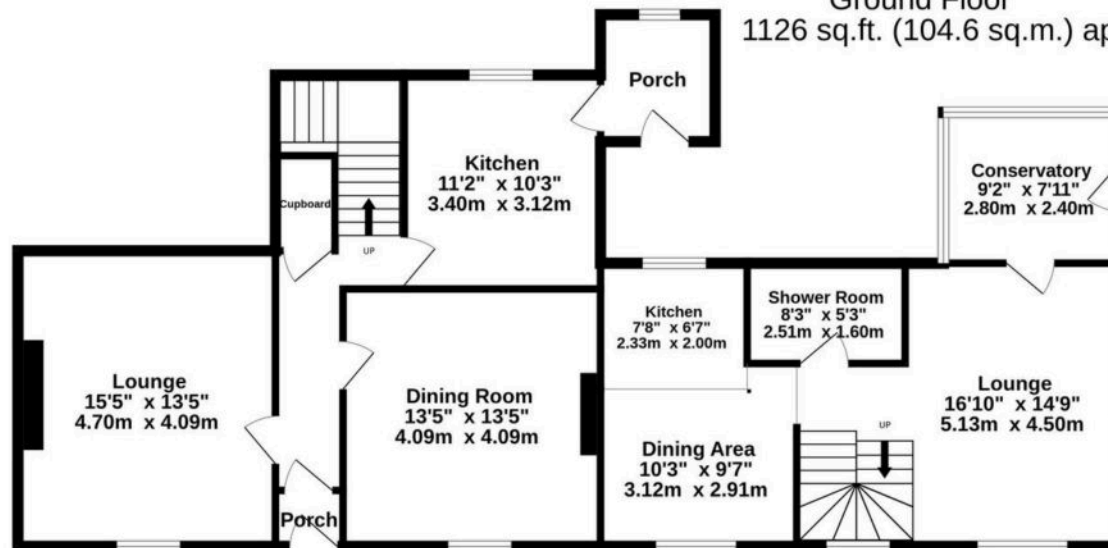
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1st Floor
992 sq.ft. (92.2 sq.m.) approx.



Ground Floor
1126 sq.ft. (104.6 sq.m.) approx.



TOTAL FLOOR AREA : 2119 sq.ft. (196.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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