



63 Sheuchan Street, Stranraer

Stranraer, DG9 0EA

PRICE: Offers Over £140,000 are invited.

63 Sheuchan Street

Stranraer

Local amenities include a general store and Sheuchan Primary School, while all major amenities, including supermarkets, healthcare, an indoor leisure pool complex and a secondary school, are located in and around the town centre, approximately one mile distant. Viewing of this walk-in home is to be thoroughly recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- An opportunity to acquire a delightful cottage located only a few steps from the shores of Loch Ryan
- In excellent condition having been fully modernised in the recent past, to the highest of standards
- Contemporary 'dining' kitchen
- First floor lounge with a view to Loch Ryan
- Well-appointed bathroom
- New internal woodwork, new plaster work and a full rewire
- Gas central heating and uPVC double glazing
- Low-maintenance patio garden to the rear



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Nestled just a few steps from the shores of Loch Ryan, this charming three-bedroom end-of-terrace cottage presents an exceptional opportunity to embrace coastal living at its finest. Immaculately presented throughout, the property has been fully modernised to an exacting standard, blending timeless character with contemporary comforts. Upon entering, you are greeted by a welcoming hallway that leads to a beautifully appointed 'dining' kitchen, thoughtfully designed for both everyday living and entertaining. The first floor lounge is a true highlight, offering a view across Loch Ryan – a perfect backdrop for relaxation or gathering with friends. The accommodation is completed by three well-proportioned bedrooms and a stylish, modern bathroom. Every detail has been carefully considered, with new internal woodwork, fresh plasterwork, and a complete rewire ensuring peace of mind and a flawless finish. Additional features include efficient gas central heating and uPVC double glazing, providing comfort throughout the seasons.



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To the rear of the property lies a delightful, low-maintenance patio garden, fully enclosed to offer a private oasis for outdoor enjoyment. This versatile space is ideal for al fresco dining, morning coffee, or simply unwinding in the fresh air. The enclosed patio creates a seamless extension of the living area, inviting you to enjoy the outdoors in a peaceful and secure setting. With its enviable location just moments from the water's edge and its beautifully modernised interior, this cottage perfectly combines the allure of coastal charm with the ease of contemporary living.



Hallway

The entrance porch is accessed by way of a uPVC storm door leading to a glazed interior door. The hallway gives access to the ground floor accommodation and the staircase to the first floor. Under-stairs cupboard and a designer CH radiator.

Kitchen / Diner

The kitchen has been fitted with a full range of floor and wall-mounted units with ample woodgrain-style worktops incorporating a stainless-steel sink with a swan-neck mixer. There is a gas hob, extractor hood, built-in oven, built-in microwave, integrated fridge/freezer, integrated dishwasher, and integrated washing machine. Recessed lighting, kick-plate lighting, and TV point. The dining room is to the front and is laid out on an open-plan basis with the kitchen.

Bedroom 3

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

Bedroom 2

A bedroom to the front with a CH radiator. The bedroom is currently used as a workroom.

Lounge

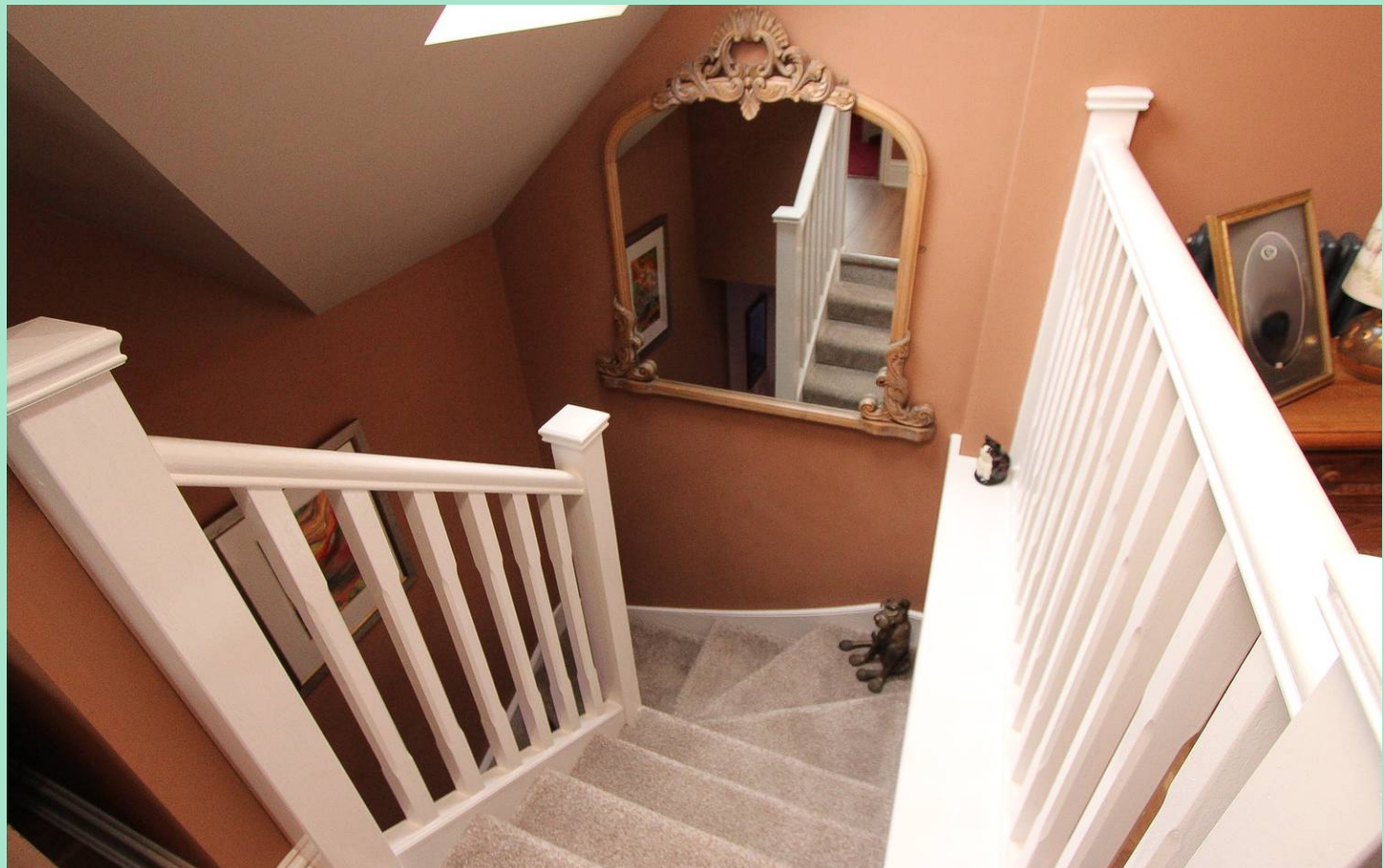
The lounge is located on the first floor to capitalise on the views over Loch Ryan. There is a wall-mounted TV point and a CH radiator.

Bathroom

The bathroom is fitted with a 3 – piece suite in white, comprising a WHB, WC and bath. There is a large separate shower cubicle with mains shower. Heated towel rail and a spotlight rail.

Bedroom 1

A first-floor bedroom to the front with built-in wardrobe and CH radiator.



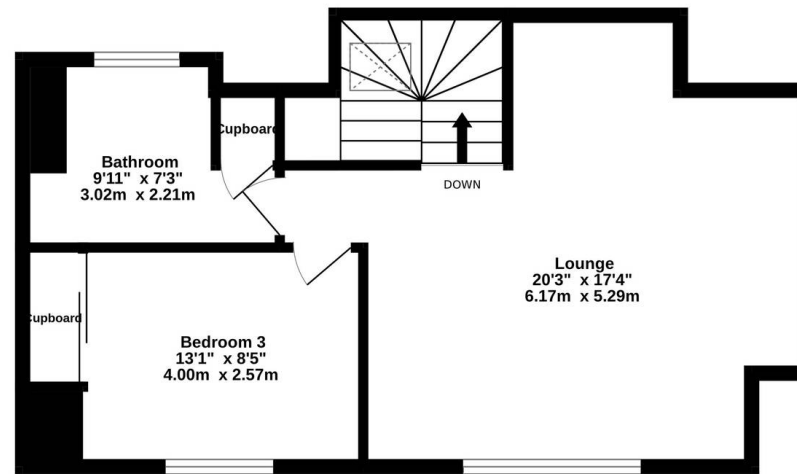
GARDEN

The property has an enclosed area of patio garden to the rear.

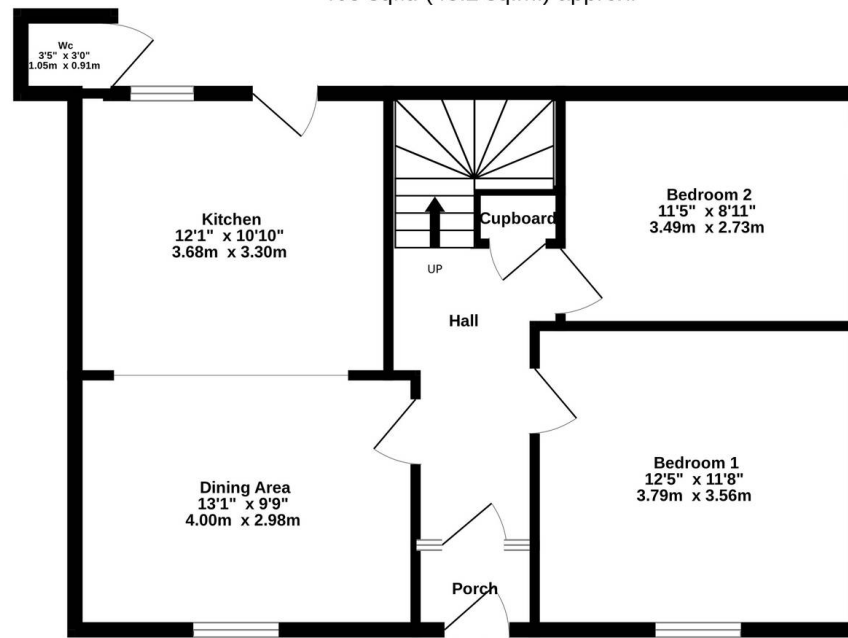
On street - parking







1st Floor
465 sq.ft. (43.2 sq.m.) approx.



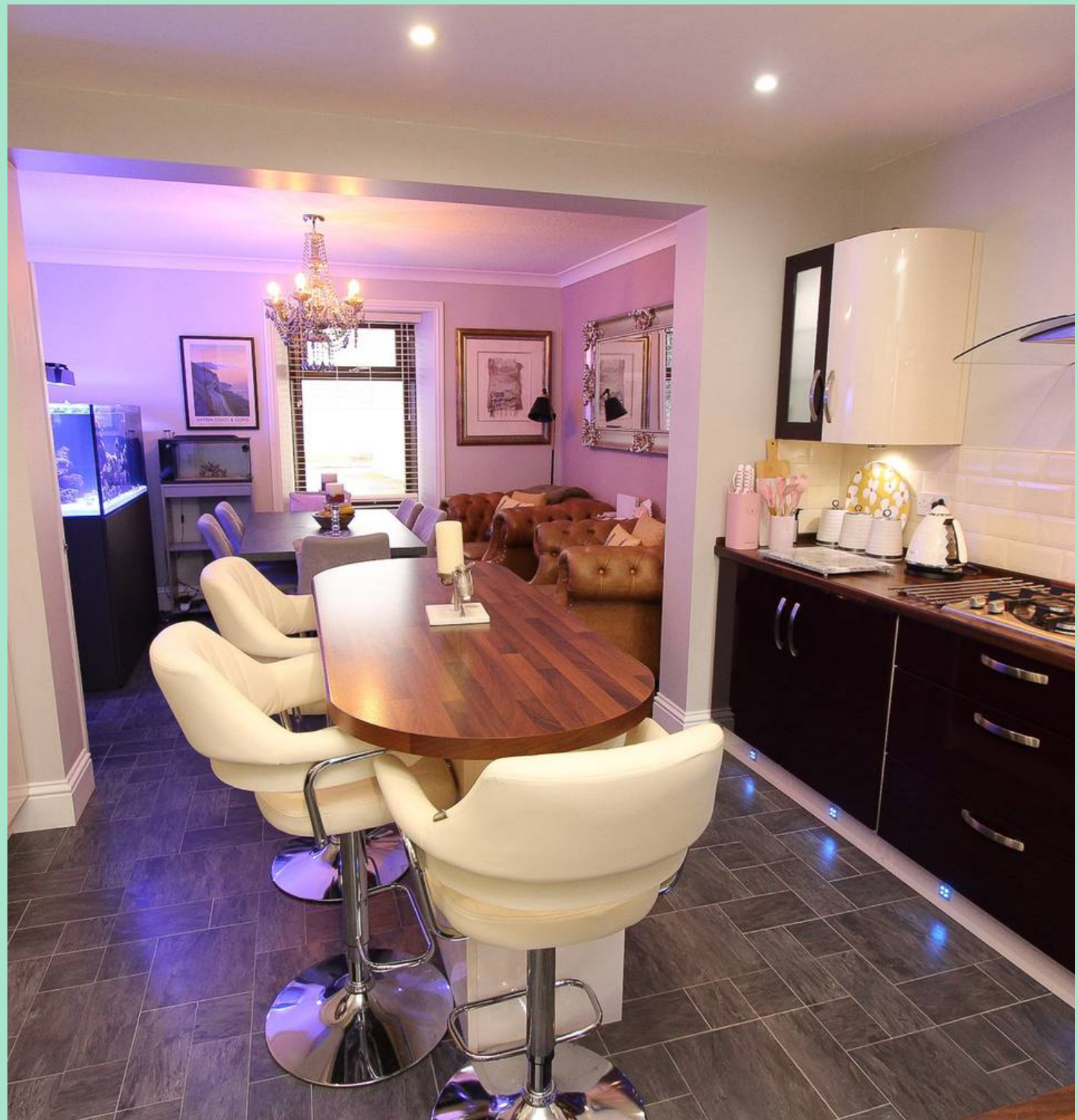
Ground Floor
632 sq.ft. (58.7 sq.m.) approx.

TOTAL FLOOR AREA : 1097 sq.ft. (101.9 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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