



**48 Sheuchan Street, Stranraer**

DG9 0EA

**PRICE: Offers Over £140,000 are invited**

# 48 Sheuchan Street

Stranraer

Local amenities include general store and Sheuchan Primary School while 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: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- A delightful cottage located on the shores of Loch Ryan
- Outstanding views over the Loch
- In excellent condition throughout
- Beech design 'dining' kitchen
- Well-appointed bathroom
- Tasteful decor throughout
- Gas central heating and uPVC double glazing
- Easily maintained garden ground
- Detached garage
- Off-road parking

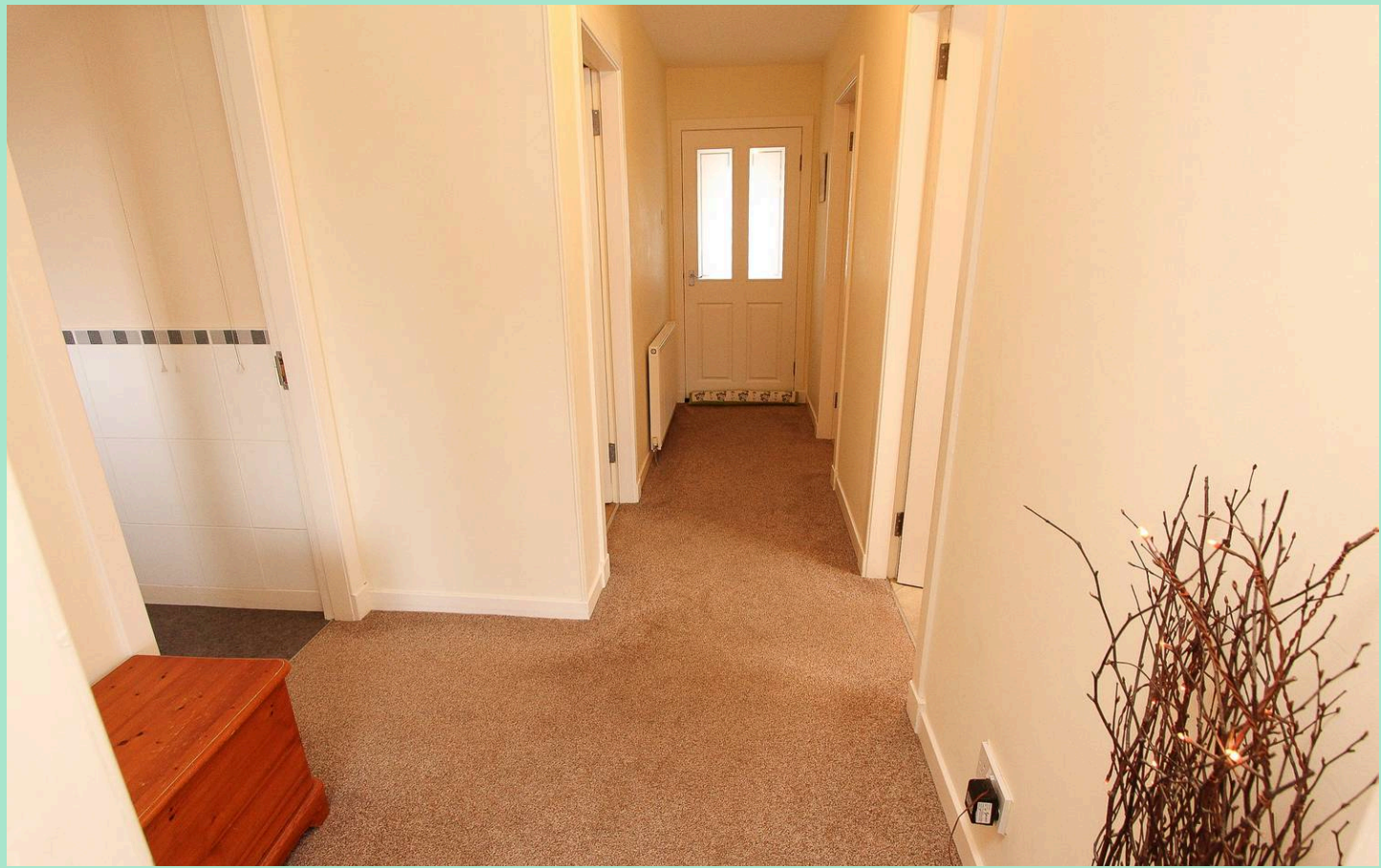


## 48 Sheuchan Street

Stranraer, Stranraer

Nestled on the shores of Loch Ryan, this charming two-bedroom terraced cottage offers a rare opportunity to acquire a beautifully presented home in one of the area's most picturesque settings. The property boasts outstanding, uninterrupted views over the loch, creating a serene backdrop for daily living.

Inside, the cottage is in excellent condition throughout, with tasteful décor that perfectly complements its coastal surroundings. The inviting lounge leads seamlessly into a beech design dining kitchen, thoughtfully designed for both style and practicality. Two well-proportioned bedrooms provide comfortable accommodation, while the well-appointed bathroom features modern fittings and a fresh, contemporary finish. Gas central heating and uPVC double glazing ensure warmth and energy efficiency all year round. This delightful home is ready to move into and enjoy.



The outside space is equally impressive, offering a haven for relaxation and entertaining. To the rear, an enclosed garden overlooks Loch Ryan, providing a peaceful retreat with a paved patio, small lawn, and colourful flower borders (ideal for alfresco dining or morning coffee with a view). A wooden garden shed offers useful storage for gardening tools and outdoor equipment. The property also benefits from a detached garage, complete with an up and over door, service door, power and light, ensuring secure parking and workshop space. An imprinted concrete driveway provides off-road parking for multiple vehicles, adding to the convenience of this fine home. With its easily maintained garden ground, outstanding loch views, and practical amenities, this cottage is perfectly suited for those seeking a refined coastal lifestyle.

### Hallway

The property is accessed by way of a uPVC storm door to the front leading to a small porch. There is a glazed interior door leading to the hallway. CH radiator.

### Lounge

A spacious main lounge to the rear, capitalising on the views over Loch Ryan. Sliding patio doors leading to the garden, wall lights, CH radiator, telephone point and a TV point.

### 'Dining' Kitchen

The kitchen is fitted with a range of beech design floor and wall-mounted units with granite-style worktops incorporating a stainless steel sink with a mixer tap. There is a ceramic hob, extractor hood, built-in oven, integrated dishwasher, integrated automatic washing machine and an integrated tumble dryer. Skylight, recessed lighting and a CH radiator.



### **Bathroom**

The bathroom is fitted with a 3-piece suite in white comprising a WHB, WC and bath with an electric shower over. Ceramic wall tiles, extractor fan and a heated towel rail.

### **Bedroom 1**

A bedroom to the front with a range of fitted furniture, TV point and a CH radiator.

### **Bedroom 2**

A further bedroom to the front with a CH radiator.

### **Garden**

There is an area of enclosed garden ground to the rear overlooking Loch Ryan. The garden is comprised of a paved patio, small lawn and flower borders. There is a wooden garden shed.

### **GARAGE**

Single Garage

A detached garage with an up & over door, service door, power and light.

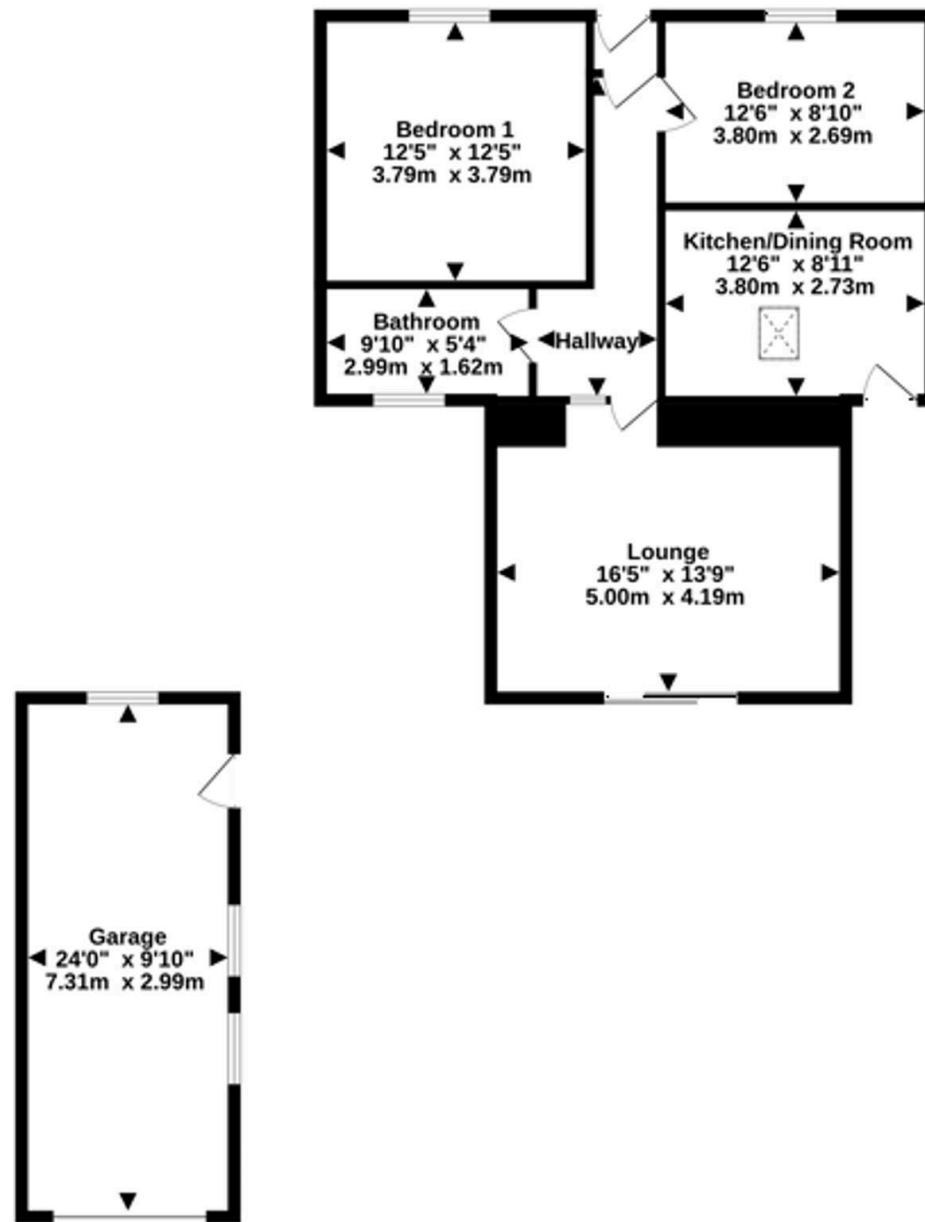
### **OFF STREET**

3 Parking Spaces

An imprinted concrete driveway providing off-road parking for multiple vehicles.



Ground Floor  
939 sq.ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 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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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.