



14 Glebe Street, Stranraer

DG9 7LT

PRICE: Offers Over £60,000 are invited

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Stranraer

Local amenities closeby include general store and primary school while all major amenities are all located in and around the town centre which is only a short distance away, and include supermarkets, healthcare, indoor leisure pool complex and secondary school.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- A delightful terraced cottage
- In excellent condition throughout
- Located only a short walk from the town centre
- Has recently undergone a programme of modernisation
- Splendid 'dining' kitchen
- Well-appointed bathroom
- Tasteful decor throughout
- Gas central heating (new boiler installed)
- Easily maintained garden ground



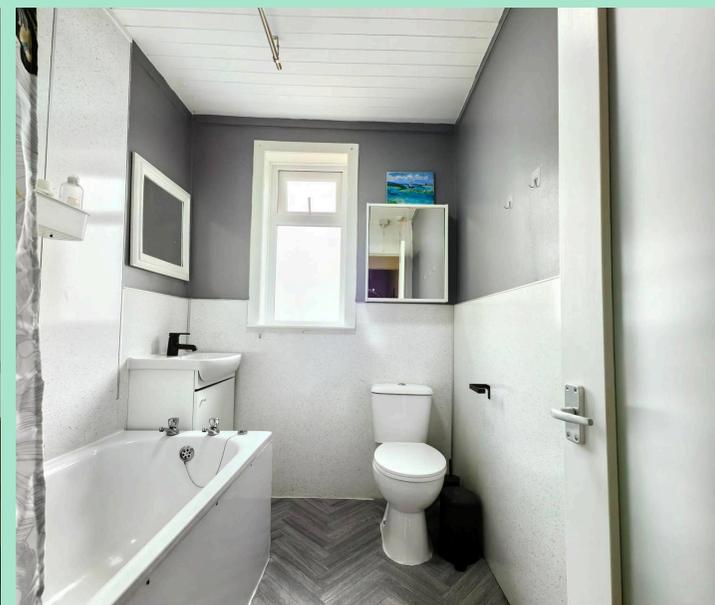
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This delightful two-bedroom terraced bungalow presents an exceptional opportunity to acquire a charming cottage, recently modernised to an excellent standard throughout. Situated only a short walk from the vibrant town centre, the property provides contemporary comforts over one level. Step inside to discover a splendid, recently installed 'dining' kitchen fitted with a range of appliances (less than 2 years old) which are included in the sale.

The tasteful decor creates a harmonious atmosphere, complemented by the newly installed gas central heating boiler, ensuring warmth and efficiency year-round. The well-appointed bathroom features quality fixtures and a modern finish, while both bedrooms are well-proportioned, providing comfortable and flexible accommodation to suit a variety of lifestyles. Every detail has been carefully considered, resulting in a home that is both practical and stylish, ready to move into with ease.

To the rear of the property, you will find an inviting and easily maintained garden space. The enclosed area features a timber deck with a gravel border and an area of artificial lawn with minimal upkeep required, ensuring the outdoor space remains attractive throughout the seasons.



Hallway

The hallway provides access to all of the accommodation. Laminate flooring, CH radiator and access to the loft.

Lounge

18' 1" x 10' 8" (5.50m x 3.24m)

A main lounge to the front of the property located directly off the porch featuring a decorative inglenook fireplace with a tiled hearth. CH radiators and a display recess.

'Dining' Kitchen

11' 8" x 11' 1" (3.56m x 3.37m)

The 'dining' kitchen has recently been fitted with a range of shaker design floor and wall-mounted units with ample marble style worktops incorporating a stainless steel sink. There is an induction hob, a built-in oven, a dishwasher and an automatic washing machine. The new gas central heating boiler is located in the kitchen. New flooring and a CH radiator.

Bathroom

5' 7" x 7' 5" (1.70m x 2.26m)

The modern bathroom is fitted with a three-piece suite in white comprising a WHB, WC and a bath with a shower over. Partial vinyl wall panelling, vinyl panelled ceiling, new flooring and a heated towel rail.

Bedroom 1

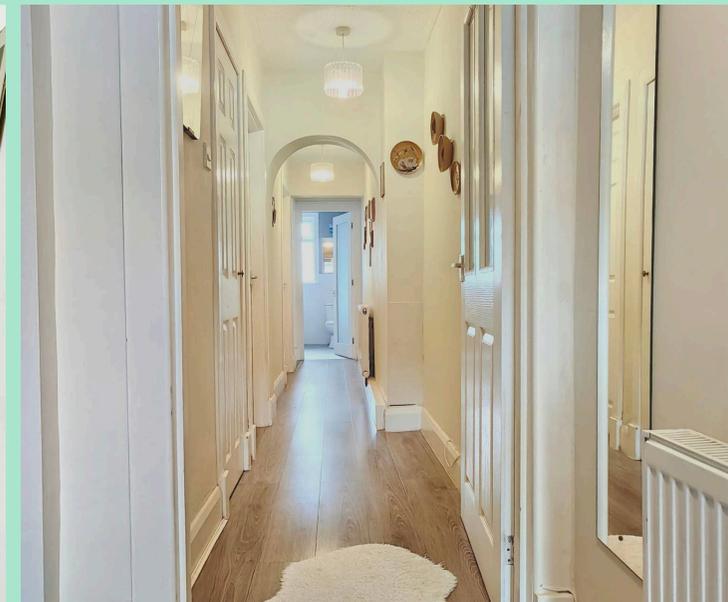
11' 8" x 9' 0" (3.56m x 2.74m)

A bedroom with Velux roof light, built in wardrobe, recessed lighting and a CH radiator.

Bedroom 2

11' 8" x 7' 10" (3.56m x 2.39m)

A further bedroom with Velux roof light, built-in wardrobe, recessed lighting and a CH radiator.



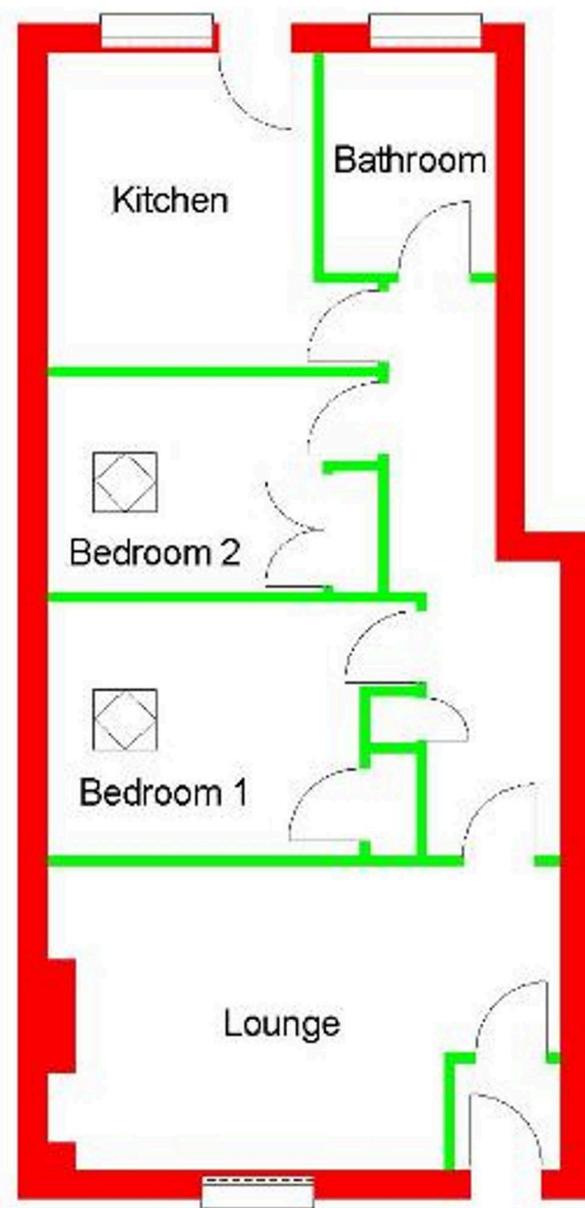
Garden

To the rear of the property there is an enclosed area of easily maintained garden ground comprised of a timber deck, gravel border and an area of artificial lawn.

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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Sketch plan for illustrative purposes only



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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.