



5b Foundry Lane

Stranraer DG9 0DY

PRICE: Offers Over £60,000 are invited

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Stranraer

Local amenities include a general store, a bakery, a public house, Sheuchan Primary School, Agnew Park, and a seafront promenade. 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: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- An immaculately presented ground floor flat
- In excellent condition throughout
- Located only a short walk to Sheuchan Primary School and the shores of Loch Ryan
- Splendid fitted kitchen
- Well-appointed bathroom
- New internal woodwork, new internal doors and new internal plaster work
- Fully redecorated
- Gas central heating and uPVC double glazing



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This immaculately presented two-bedroom ground floor flat offers a rare opportunity to acquire a beautifully finished home in a sought-after location, only a short walk from Sheuchan Primary School and the shores of Loch Ryan. The property is in excellent condition throughout, having been fully redecorated with meticulous attention to detail. Upon entering, you are welcomed by a bright and inviting hallway that leads to a splendid fitted kitchen, thoughtfully designed to provide both style and functionality. The well-appointed bathroom features contemporary fixtures and a sleek finish, ensuring a sense of every-day luxury. Both bedrooms are generously proportioned, offering ample space for relaxation and storage. Recent upgrades include new internal woodwork, new internal doors, and fresh internal plaster work, all contributing to a modern aesthetic. Comfort is assured year-round with efficient gas central heating and uPVC double glazing.

To the rear of the property, residents enjoy access to a communal area of well-maintained lawn and a practical gravelled drying area offers convenience for every-day living, while the shared outdoor space is ideal for those who appreciate low-maintenance surroundings without sacrificing the opportunity to enjoy fresh air and greenery. This delightful flat combines stylish interiors with practical outdoor amenities, making it an exceptional choice for first-time buyers, downsizers, or those seeking a move-in-ready home close to local amenities and natural beauty.



Hallway

The property is accessed by way of a uPVC storm door. Two built-in storage cupboards, laminate flooring and a CH radiator.

Lounge

A lounge to the rear overlooking shared garden ground. Laminate flooring, a CH radiator and a TV point.

Kitchen

The kitchen is fitted with a range of floor and wall-mounted units in cream with woodgrain-style worktops incorporating a one & half bowl sink. There is a ceramic hob, extractor hood, built-in oven and an automatic washing machine. Attractive splashbacks, spotlight rail, laminate flooring and a CH radiator.

Bathroom

The bathroom is fitted with a contemporary three-piece suite in white comprising a WHB, WC and bath with an electric shower over. Vinyl wall panelling, wall mirror and a heated towel rail.



Bedroom 1

A double bedroom to the rear with a built-in wardrobe, laminate flooring and a CH radiator.

Bedroom 2

A double bedroom to the front with laminate flooring and a CH radiator.

Box Room/Study

A walk-in storage room which could be utilised as a home office. Laminate flooring and CH radiator.

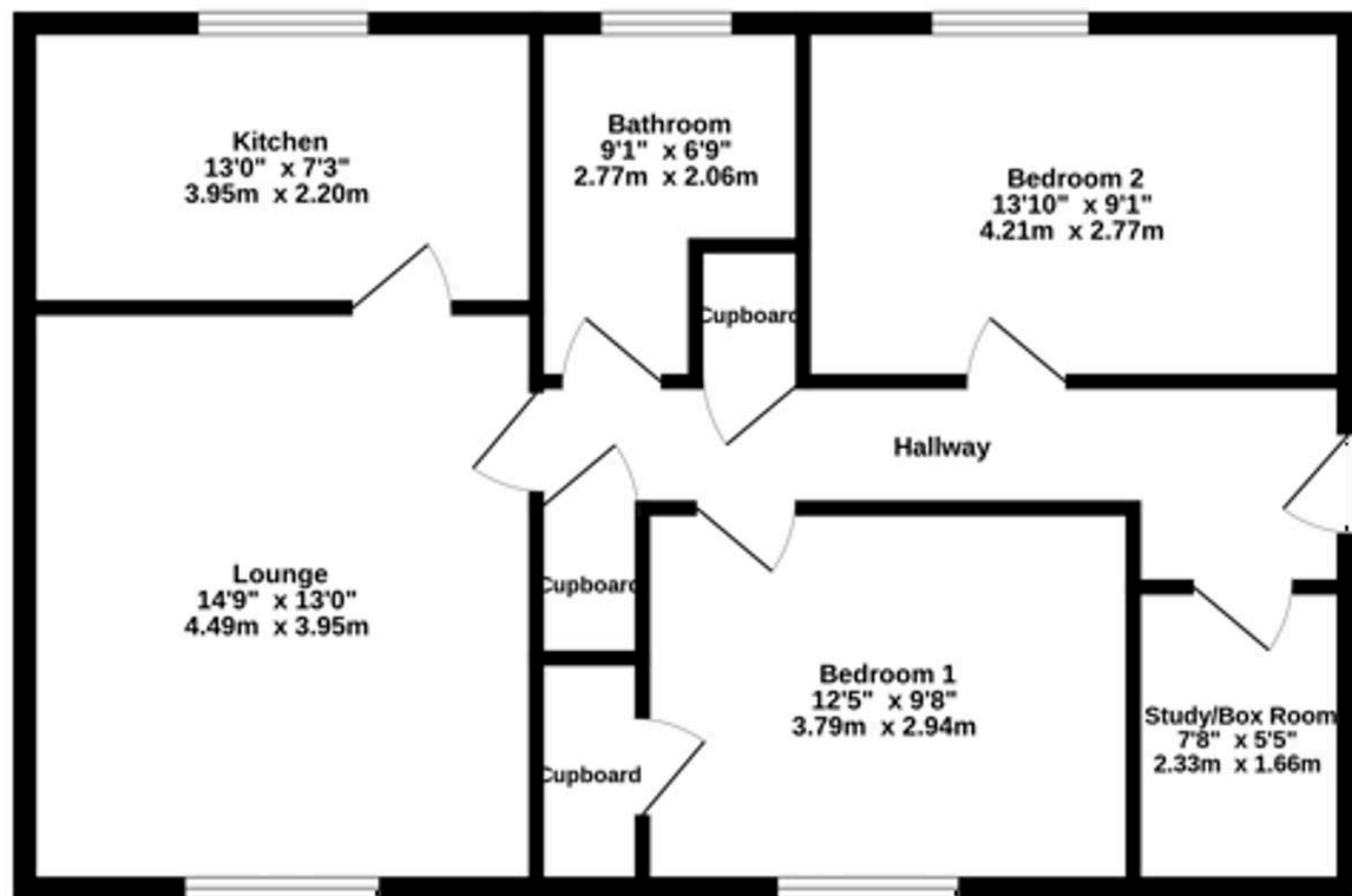
Garden

To the rear of the property, there is a communal area of lawn and a graveled drying area.

OFF STREET



Ground Floor



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.





South West Property Centre Ltd

South West Property Centre, Charlotte Street - DG9 7ED

01776 706147

property@swpc.co.uk

www.southwestpropertycentre.co.uk



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.