

FOR SALE

**AILSA VIEW
8 AGNEW CRESCENT
STRANRAER**



A well presented seven bedroom family home suitable as a sea front guest house, occupying a prime trading location and within easy reach of the town centre. There is the opportunity for the residence to be used as a large family home or by two families sharing or as a spacious holiday home. This is a most comfortable and well proportioned premises. All furnishings can be included. Almost full gas fired CH and modern D/G.

PORCH, HALLWAY, LOUNGE, KITCHEN, UTILITY ROOM, SHOWER ROOM, UPPER LOUNGE, BATHROOM, 7 BEDROOMS, LARGE GARDEN, OUTBUILDINGS

PRICE: Offers around **£180,000** are invited

PART EXCHANGE CONSIDERED



Property Agents

Free pre – sale valuation

High profile town centre display

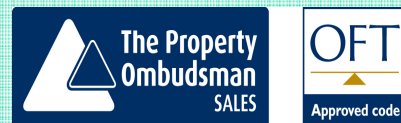
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Independent Financial
& Mortgage Advice**

**Charlotte Street
Stranraer
DG9 7ED
Tel: 01776 706147
Fax: 01776 706890**

www.swpc.co.uk



DESCRIPTION:

Occupying a prime sea front location, with large car park and Agnew Park adjacent and also within easy reach of the town centre, this is well presented seven bedroom family home which provides very well proportioned and comfortable accommodation on three floors. There is the potential within this large family home for two families to share, as a guest house or as a spacious holiday home. The property is being offered for sale fully furnished. Ailsa View also benefits from having almost full gas fired central heating and modern uPVC double glazing.

There are splendid views from the property over Loch Ryan. For those in search of that elusive sea view with potential for business element attached, this opportunity is not to be missed!

The property, which is in excellent condition throughout, is of traditional construction under a tile, slate and felt roof and displays a range of attractive features. It is situated adjacent to other terraced properties of varying style, both residential and commercial. The town centre is within easy walking distance, where all major amenities are to be found including supermarkets, healthcare indoor leisure pool complex and primary/secondary schooling.

PORCH: (1.2m – 1m)

A wooden storm door provides the access to the entrance porch. Pine wall panelling to dado rail height and tiled flooring.

HALLWAY: (10.5m – 1m)

The hallway provides access to almost all of the ground floor accommodation and stair case to the upper floors. CH radiator, CH controls and understairs storage cupboard.

BEDROOM:(3.3m – 3m)

A ground floor double bedroom with WHB, CH radiator and TV point.



BATHROOM:(3m – 2.3m)

Fitted with a 3 piece coloured suite comprising WC, WHB and Bath. There is a fully tiled shower cubicle housing a Triton electric shower. Pine wall panelling to dado rail height with tiling above, CH radiator, 3 x spotlight rail and tiled flooring.



LANDING:

The first floor landing provides access to the lounge/dining room and first floor bedroom. Window to the rear.

UPPER LOUNGE/DINING ROOM: (3.9m – 3.7m)

A first floor lounge/dining room with delightful views over Loch Ryan. There is a Tudor stone fire surround and hearth housing a gas fire. Corner plinth for TV/video, CH radiator and TV point.



BEDROOM: (2.7m – 2.5m)

A double bedroom to the rear with WHB, CH radiator and TV point.



LANDING:

The upper landing provides access to the remaining bedrooms. Window to the rear.

BEDROOM: (3.9m – 2.5m)

A spacious double bedroom to the front with a delightful view to Loch Ryan. CH radiator, WHB and TV point.



BEDROOM: (2.7m - 2.5m)

A further double bedroom to the rear with CH radiator, TV point and WHB.



SHOWER ROOM:(1.8m - 1.1m)

The fully tiled shower room comprises WHB, WC and shower cubicle housing Triton electric shower. Electric fan heater. There is a built cupboard housing the gas central heating boiler.



LOUNGE: (3.8m – 5.2m at the widest)

This is a most comfortable room to the rear laid out in an open plan basis with the kitchen. There is a carved wood fire surround with marble style insert and hearth housing a gas fire. Serving hatch from the kitchen, stairway to the first floor, CH radiator and TV/satellite point.



KITCHEN: (3.8m – 4.2m at the narrowest)

The kitchen has been fitted with an extensive range of floor and wall mounted units in medium oak with granite style worktops incorporating a stainless steel sink with mixer. Breakfast bar, 4 ring gas hob, cooker extractor hood, built in oven, under counter space for a fridge and freezer, tiled flooring and TV point.



UTILITY PORCH: (3.8m – 1.8m)

Fitted with floor and wall mounted units in cream, plumbing for an automatic washing machine, large built in cupboard with louvre doors.

LANDING:

The landing provides access to the bedroom accommodation. Built in cupboard with louvre doors, CH radiator and smoke alarm.

BEDROOM:(4.1m – 2.1m)

A double bedroom to the rear with built in double wardrobe with louvre doors, double panel radiator, smoke alarm, TV point.



BEDROOM: (3m – 2.5m)

A double bedroom overlooking the rear garden. Built in cupboard and TV point.



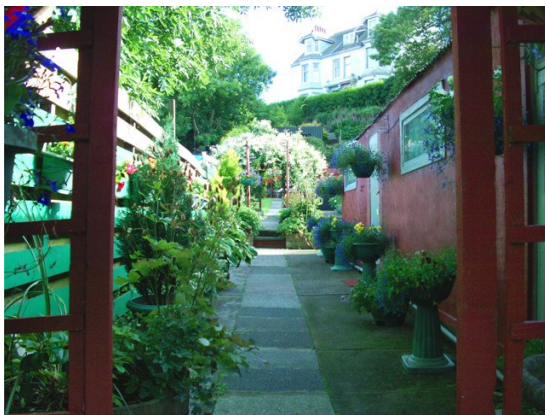
BEDROOM: (3.5m – 2.2m)

A further double bedroom with window overlooking the rear garden. Built in cupboard and TV point.



GARDEN

To the rear of the property there is a generous area of tiered garden ground with splendid views to Loch Ryan. The garden comprises a paved patio, lawn, planting borders and a variety of outbuildings one of which makes an ideal sun house.



Ailsa View, 8 Agnew Crescent



Sketch plan for illustrative purposes only

ENTRY: Negotiable

VIEWING: By appt with *S.W.P.C*

DETAILS PREPARED: 15/02/2011

COUNCIL TAX: Band 'C'

GENERAL:

The property will include most furnishings, furniture, fixtures and fittings.

SERVICES:

Mains electricity, water, gas and drainage. EPC = D

OFFERS:

All offers for the above property should be made in writing to

South West Property Centre Ltd,

Charlotte Street, Stranraer, DG9 7ED.

Tel: (01776) 706147 Fax: (01776) 706890

www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not, therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale.