FOR SALE

ROSELEA
1 SUNNYSIDE
STONEYKIRK

An opportunity to acquire a very well presented end of terrace residence occupying a pleasant and central position within the Wigtownshire village of Stoneykirk. The property has been refurbished to an excellent standard and provides well proportioned, comfortable and tasteful accommodation on two floors. Full modern D/G, solid fuel CH. This is an ideal first time purchase. There are open views over farmland to the front. Fully enclosed and well stocked garden. Viewing of this most attractive home is to be recommended.

HALLWAY, LOUNGE, 'DINING' KITCHEN,
REAR HALLWAY, BATHROOM,
2 BEDROOMS, BOXROOM, GARDEN

Offers Around: **£ 85,000** are invited

SWPC
south west property centre

Property Agents

Free pre – sale valuation

High profile town centre display

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Introducers for Independent Financial & Mortgage Advice

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

www.swpc.co.uk

The Property Ombudsman SALES

OFT Approved code

DESCRIPTION:

An opportunity arises to acquire an extensively refurbished and well maintained end of terrace residence within the pleasant Wigtownshire village of Stoneykirk, located approximately 5 miles from the ferry port town of Stranraer.
The property is of traditional construction finished in render under a slate roof and provides well proportioned, comfortable and tasteful accommodation which benefits from full double glazing and full solid fuel fired central heating. It is in good condition throughout and would be ideally suited to the first time buyer or for use as a holiday home.
The property has its own area of fully enclosed and very well stocked garden ground. It is situated adjacent to other private residences of varying design with an outlook to the front over open farmland and to the rear over garden ground.
Local amenities include two hotels, sub post office and garage with further amenities to be found in the nearby village of Sandhead, which include primary school, general store, general practice healthcare, church and hotel.
All major amenities are located in and around the town centre in Stranraer and include supermarkets, healthcare, indoor leisure pool complex and secondary school. There is also a town centre and school transport service available from closeby.
There is access to a range of outdoor pursuits in the area such as sailing, walking and splendid golf courses. Superb sandy beaches are also located within a couple of miles.
Viewing of this well maintained and attractive property is to be thoroughly recommended.

HALLWAY: (12ft 9in – 4ft)
A main front door provides the access to the entrance hallway. Laminate flooring, dado rail and inner astragaled door to the rear hallway.

REAR HALLWAY: (10ft 4in – 6ft at widest)
Access to downstairs accommodation, staircase and door to the rear garden. Wood laminate flooring, CH radiator, telephone point, smoke alarm, understairs cupboard and 2 light unit.

LOUNGE: (13ft 7in – 12ft 2in)
This is a most comfortable main lounge to the front with an outlook over the attractively stocked garden to farmland beyond. There is a painted fyfestone fireplace housing an open fire with back boiler operating the central heating system and with timber mantle and TV plinth. Arched recess with shelving, TV point, single panel radiator and pleasant ceiling cornicework.

KITCHEN: (9ft 9in – 8ft 3in)
The kitchen has been fitted with an excellent range of floor and wall mounted units in white incorporating a one and a half bowl asterite sink unit with mixer, fleck worksurfaces, and plumbing for automatic washing machine. There is a four ring electric hob, built in oven and cooker hood. Laminate flooring, partial wall tiling, 3 light rail and built in cupboard housing the hot water tank. Astragaled / bevelled door to lounge and space to house a small dining table.

LANDING: (6ft 8in – 6ft 4in)
The landing provides access to the bathroom, bedroom accommodation and to the boxroom. Smoke alarm and access to the attic.

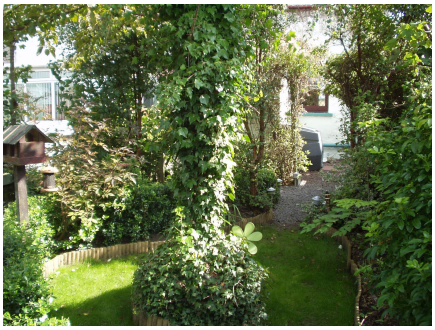
BATHROOM: (7ft 10in 6ft 5in)
The bright bathroom is fitted with WC, WHB and Bath. There is a Gainsborough Energy 1000X electric shower in place within the tiled bath area. Partial wall tiling and part pine / part painted ceiling. Velux window.

BEDROOM: (11ft – 10ft)
A very well proportioned double bedroom with window to the front overlooking garden and farmland. Dado rail and single panel radiator.

BEDROOM: (12ft 3in – 9ft)
A further excellent double bedroom to the rear with velux window, double panel radiator, dado rail and three built in cupboards.

BOXROOM: (7ft 8in – 6ft 4in at widest)
A useful boxroom for storage purposes or as a small office / study. Velux window, built in cupboard and single panel radiator

GARDEN:
The property has garden ground to both front and to rear. The front comprises an area of very well stocked garden with shrubs, plants and palm trees. To the rear there is a further area of shrubs, trees and borders and lawn. Greenhouse, garden shed and pond. Outside water supply, coalbunker and a pergola / patio. Lean to outbuilding suitable for storage.



ENTRY: **Negotiable**

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

DETAILS PREPARED: **29/08/2007**

COUNCIL TAX: Band **'B'**

GENERAL:
All carpets, blinds, light fittings (ex Bedroom 1), greenhouse and washing machine are included in the sale price.

SERVICES:
Mains electricity, drainage and water. A telephone service is connected. EPC = F

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

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