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Offers Around £49,995 are invited.

Flat 2,
24 North Strand Street
Stranraer
DG9 7LD



An opportunity arises to acquire a spacious and recently renovated upper floor flat. Located within the town centre and close to all major amenities the property provides very well proportioned accommodation and is ideally suited to the first time buyer or buy-to-let market.

**HALLWAY, LOUNGE/KITCHEN,
BATHROOM, 3 BEDROOMS**



HALLWAY:

A new uPVC storm door from North Strand Street provides the access to a communal staircase leading to Flats 1 & 2. The electric meters are located in the entrance hallway.

LOUNGE: (Approx 12ft 7in – 12ft)

The lounge is laid out on an open plan basis with the kitchen area. Window to the front, access to the rear hallway and to the bathroom beyond. Oak flooring and CH radiator.

KITCHEN: (Approx 12ft – 9ft 3in)

The kitchen has been fitted with a full range of floor and wall mounted units in a light oak design with granite style worktops incorporating a stainless steel sink with mixer. There is a four ring gas hob, cooker extractor hood, built-in oven and plumbing for an automatic washing machine. Breakfast bar and Oak flooring. The gas central heating boiler is located in the kitchen.

BATHROOM: (Approx 10ft 2in – 8ft)

The bathroom is fitted with a three piece suite in white comprising WC, WHB and Bath. There is a mains shower in place over the vinyl panelled bath. CH radiator.

LANDING:

The landing provides access to the bedroom accommodation.

BEDROOM 1: (Approx 15ft – 10ft 3in)

A bedroom to the rear built-in wardrobe. CH radiator.

BEDROOM 2: (Approx 16ft – 7ft 8in)

A bedroom with Velux window, built-in wardrobe and CH radiator.

BEDROOM 3: (Approx 16ft 1in – 8ft 1in)

A bedroom with a view to the harbour. There is a built-in wardrobe and CH radiator.

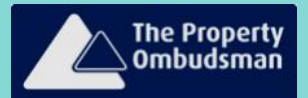


Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action 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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NOTES

It is understood that, on achieving a satisfactory price, the vendors will include the fitted floor coverings and blinds throughout.

COUNCIL TAX

Band B

EPC RATING

D

SERVICES

Mains gas, electricity, water & drainage

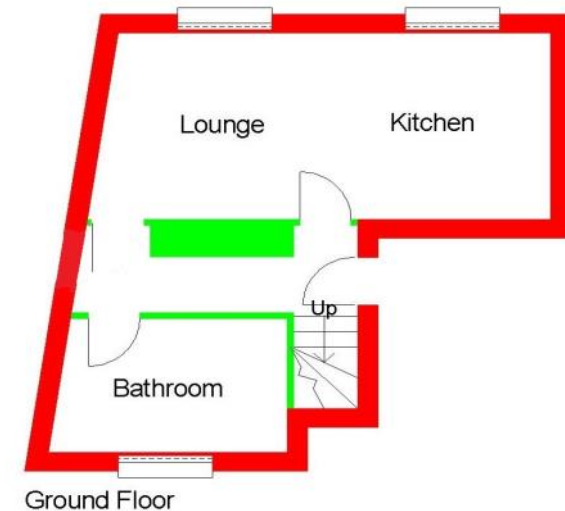
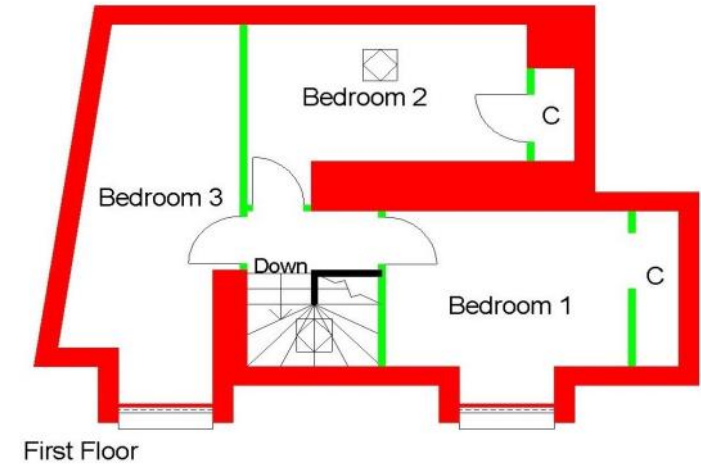
VIEWING ARRANGEMENTS

Through the selling agents, South West Property Centre Limited at their Stranraer office.
01776 706147

OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

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Sketch plan for illustrative purposes only