

FOR SALE

'SWAN HOUSE'
37 AGNEW CRESCENT,
STRANRAER, DG9 7JZ



A mid terraced townhouse located on the sea front and enjoying a wonderful outlook over Agnew Park to Loch Ryan and beyond to Ailsa Craig. In excellent condition throughout having been fully modernised in the recent past. There is terraced garden ground to the rear. Full modern D/G and gas fired central heating.

**PORCH, HALLWAY, LOUNGE, KITCHEN, DINING ROOM,
BATHROOM, 4 BEDROOMS, GARDEN, GARAGE**

PRICE: Offers over £160,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

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**Charlotte Street
Stranraer
DG9 7ED**

**Tel: 01776 706147
Fax: 01776 706890**

www.swpc.co.uk

DESCRIPTION:

Occupying a seafront location and with spectacular views over Agnew park to the waters of Loch Ryan, Cairnryan hills and Ailsa Craig, this is a mid-terraced townhouse which provides very well proportioned family accommodation over three floors. Of traditional construction under a slated roof, the property is in excellent condition throughout having been modernised in the past. It benefits from a shaker design kitchen, delightful bathroom, oak internal finishings, the use of oak flooring, uPVC double glazing and gas fired central heating.

To the rear there is an area of terraced garden ground with further potential for development. It is situated adjacent to a range of terraced properties of varying style and is located within easy reach of the town centre and all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school.

Local amenities closeby include general store, bakers shop and primary school.

ENTRANCE PORCH: (Approx 1.1m – 1m)

The property is accessed by way of an uPVC storm door.

HALLWAY:

The hallway provides access to the ground floor accommodation. Oak flooring, built-in storage cupboard and CH radiator.

KITCHEN: (Approx. 4.6m - 3.27m)

The modern kitchen has been fitted with a full range of shaker design floor and wall mounted units with ample worktops incorporating a stainless-steel sink with swan neck mixer. There is a breakfast bar, extractor hood, plumbing for an automatic washing machine, recessed lighting, tiled flooring and CH radiator. Sliding patio door to the rear garden.



[Further kitchen image](#)



DINING ROOM: (Approx 2.4m – 3.5m)

Located off the kitchen. Tiled flooring and CH radiator.



BEDROOM 1: (Approx 2.5m – 3.67m)

A ground floor bedroom with a range of fitted wardrobes, oak flooring and CH radiator.



LOUNGE: (Approx 4.4m – 4m)

A most comfortable first floor lounge with two windows to the front having a wonderful view over Agnew Park to Loch Ryan and beyond. Oak flooring, TV point, telephone point and CH radiator.

[Lounge image](#)



[Bedroom 3 image](#)



BEDROOM 2: (Approx 2.4m – 3.36m)
A bedroom to the rear with CH radiator.



BEDROOM 4: (Approx 2.4m – 2.72m)
A further upper floor bedroom to the rear with CH radiator and Velux window.



BATHROOM: (Approx 2m – 3.3m)
The bathroom has been fitted with a 3-piece white suite comprising WC, WHB and roll-top bath. There is a separate shower cubicle with electric shower. Tiled flooring, heated towel rail and vinyl panelled ceiling.



GARAGE: (Approx 2.14m – 8.1m)
An up and over door to the front provides off road parking and garaging.

GARDEN:
To the rear of the property there is an area of paved / concrete courtyard with steps leading to the upper section of the garden. There is raised timber decking with views towards Agnew Park.



BEDROOM 3: (Approx 4.4m – 4.1m)
An upper floor bedroom to the front with CH radiator.

ENTRY: Negotiable

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

DETAILS PREPARED: 07/07/22

COUNCIL TAX: Band 'C'

GENERAL:

All flooring and blinds are included in the sale price.

SERVICES:

Mains electricity, gas, water, 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



Measurements are approximate. Not to scale. Illustrative purposes only.
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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.