

FOR SALE

**35 HIGH STREET,
STRANRAER, DG9 7LL**



A well-proportioned mid-terraced property of traditional construction situated within easy walking distance of the town centre. The property benefits from a recently installed kitchen, new internal decoration, new uPVC double glazing, and gas fired central heating. There is a large, boarded attic which could be converted into a bedroom, subject to local authority approval. From the attic, there is a rooftop view over the town to Lochryan. Easily maintained, enclosed garden to the rear.

On street parking is to be found nearby.

**PORCH, HALLWAY, LOUNGE, KITCHEN,
BATHROOM, 3 BEDROOMS, GARDEN**

PRICE: Offers over £90,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
Letting Service

Proven Sales record

Introducers for
Independent Financial
& Mortgage Advice

**Charlotte Street
Stranraer
DG9 7ED**

Tel: 01776 706147

Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Occupying a convenient position within easy walking distance of the town centre and all major amenities, this is a spacious mid-terraced property which is very well suited to the first time buyer or those in search of an investment opportunity. The property is of traditional construction under a slated/felt roof and benefits from a recently installed kitchen, new internal décor, new fitted flooring, new uPVC double glazing, and gas fired central heating.

There is a large, boarded attic which could be converted into a bedroom, subject to local authority approval. From the attic, there is a rooftop view over the town to Lochryan beyond.

To the rear there is an enclosed area of garden ground. It is situated adjacent to other terraced properties of varying style and the outlook is over same to the front and garden ground to the rear. On street parking is to be found nearby.

All amenities are readily accessible including supermarkets, healthcare, primary schooling, indoor leisure pool complex and secondary school.

PORCH: (Approx 1m – 1.1m)

The property is accessed by way of a new composite storm door. Built-in cupboard housing the electricity meter/fuseboard and gas meter.

HALLWAY:

Two built-in cupboards and two CH radiators.



LOUNGE: (Approx 2.86m – 4.4m)

Wooden fire surround, wall lights, TV point, and CH radiator.



BEDROOM 3: (Approx 2.7m – 4.4m)

Ground floor bedroom/further reception room. CH radiator.



BATHROOM: (Approx 2.3m – 1.7m)

Comprising WHB, WC and bath with mixer tap/shower head. Ceramic wall tiles, skylight, and CH radiator.



KITCHEN: (Approx 5.3m – 2.6m)

Fitted with a range of floor and wall mounted units with ample granite style worktops incorporating a stainless-steel sink. Electric cooker, plumbing for an automatic washing machine. Walk-in pantry cupboard. CH radiator.



LANDING:

Built-in cupboard. Access to the floored loft.



BEDROOM 1: (Approx 3.6m at the widest – 4.5m)

CH radiator.



BEDROOM 2: (Approx 2.9m – 4.5m)

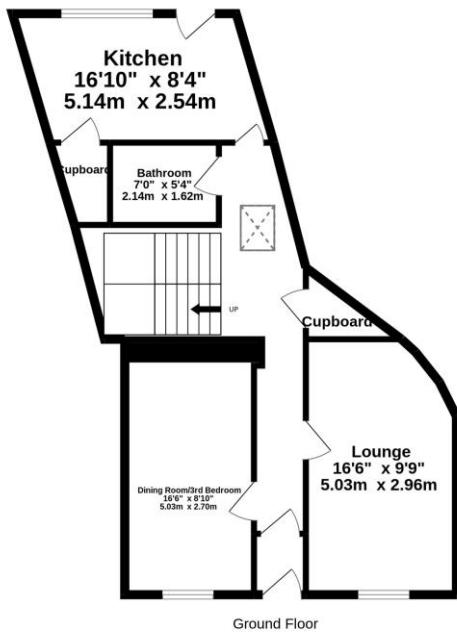
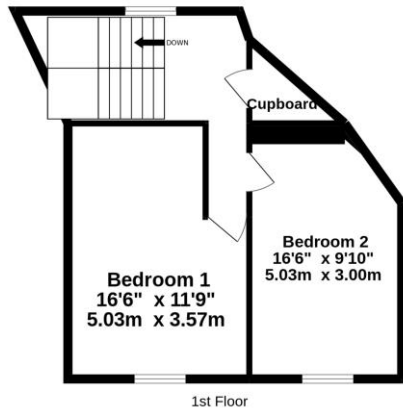
CH radiator.



GARDEN:

Enclosed garden to the rear. A degree of landscaping will be required.





Measurements are approximate. Not to scale. Illustrative purposes only
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ENTRY: Negotiable

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

DETAILS PREPARED: 10/11/2023

COUNCIL TAX: Band 'C'

SERVICES:

Mains electricity, gas, drainage, and water. 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.