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Offers Over £90,000 are invited

**8 Station Place
Stranraer
DG9 7HW**



An opportunity to acquire a very well-presented property occupying a quiet private residential cul-de-sac location within easy reach of the town centre and all major amenities. This is a deceptively spacious, end of terrace property with a range of features to appreciate including modern kitchen, ground floor bathroom as well as upper floor shower room, uPVC double glazing and gas fired central heating. A very pleasant, fully enclosed garden to the rear. An ideal first time purchase, viewing is to be highly recommended.

PORCH, LOUNGE, DINING AREA, KITCHEN, BATHROOM, 2 BEDROOMS, SHOWER ROOM, GARDEN



Occupying a quiet cul-de-sac location within a private residential area, this is a spacious end of terrace property which displays very well-proportioned and comfortable accommodation on two floors.

The property which is located within easy reach of the town centre and all amenities is of traditional construction under a slate and felt roof and displays a range of pleasing features.

In good condition throughout, the property benefits from a modern kitchen, ground floor bathroom as well as upper floor shower room, gas fired central heating and uPVC double glazing.

There is a fully enclosed area of easily maintained garden ground to the rear.

It is situated adjacent to other terraced properties of varying style with an outlook to the front over same and to the rear over the garden ground towards Stair Park.

All major amenities including healthcare, supermarkets, indoor leisure pool complex and primary/secondary schooling are located only a short distance away.

Viewing of this family home is to be recommended.

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.

Accommodation

Hallway

Entrance hall giving full access to ground level accommodation. Under stairs storage, central heating radiator and 2 x double glazed windows. Electric panel heater and fuse board located in entrance porch.

Lounge

Open plan lounge and dining area with double glazed window to the front and sliding doors to the rear giving access to rear garden. Brick built fireplace with gas fire and back boiler. Storage recesses as well as 2 x central heating radiators and TV point.

Bathroom

Ground floor bathroom located towards rear of the property with electric shower over bath, toilet & WHB. Boxed in wooden panelling providing storage as well as tiled wall and flooring. Single panel central heating radiator.

Kitchen

Modern style kitchen to the rear of the property with granite style worktops, floor and wall mounted white units with stainless steel sink, integrated electric oven and ceramic hob as well as integrated dishwasher and washing machine. 2 x double glazed windows with UPVC storm door allowing rear access to garden as well as TV point.

Bedroom 1

Upper floor bedroom towards rear of property overlooking the rear garden with 2 x double glazed windows, central heating radiator and TV point.

Bedroom 2

Upper floor bedroom towards front of the property with built in storage and housing the hot water tank. 2 x double glazed windows as well as central heating radiator.

Shower Room

Upper floor shower room with electric corner shower, toilet & WHB. Heated towel rack with tiled wall and tiled flooring.

Garden

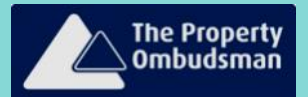
Spacious rear garden, fully enclosed with border fencing and hedges. Large lawn area with concrete patio.





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NOTES

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

COUNCIL TAX

Band B

EPC RATING

F

SERVICES

Mains electricity, gas, water & drainage.

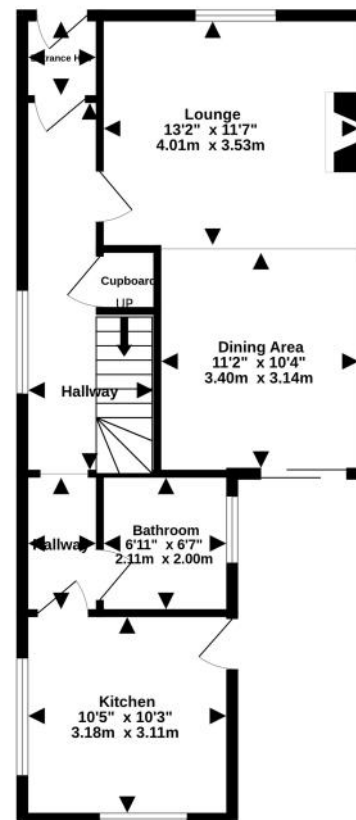
VIEWING ARRANGEMENTS

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

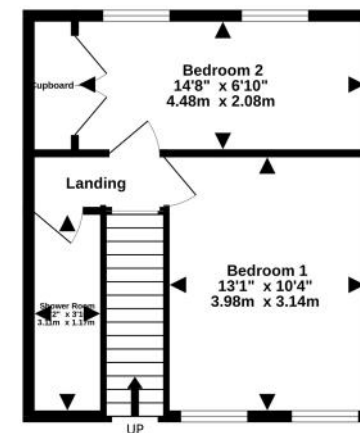
OFFERS

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.

Ground Floor
559 sq.ft. (51.9 sq.m.) approx.



1st Floor
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA: 867 sq.ft. (80.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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