

11c Dunbar Court, Stranraer

Stranraer, DG9 7ES

PRICE: Offers Over £54,995 are invited

11c Dunbar Court

Stranraer, Stranraer

It is located only a short walk from all major amenities including supermarkets, healthcare, indoor leisure pool complex and primary school. The secondary school is approximately a one mile distant.

Council Tax band: A

EPC Energy Efficiency Rating: C

- Spacious first-floor flat
- Excellent condition throughout
- Recently installed contemporary kitchen
- Modern bathroom
- Gas central heating (new boiler)
- Close to all town centre amenities
- Residents car park



11c Dunbar Court

Stranraer, Stranraer

An opportunity has arisen to acquire 2-bedroom flat situated on the first floor, providing spacious accommodation over one level. The property is in excellent condition throughout, offering a blend of modern features and comfortable living spaces.

The property benefits from a recently installed contemporary kitchen, modern bathroom, new internal doors, gas fired central heating (new boiler) and double glazing.

Conveniently located close to all town centre amenities, this property offers easy access to shopping, dining, general practice healthcare, schools, sports facilities and Loch Ryan shore.

Parking is accommodated with a residents car park on-site, providing added convenience for those with vehicles.



Hallway

The property is accessed by way of a wooden storm door from a communal hallway.

Lounge

A spacious lounge to the front with an electric fire, TV point and CH radiator.

'Dining' Kitchen

The kitchen has recently been fitted with a range of contemporary floor and wall-mounted units with ample worktops incorporating a stainless steel sink with mixer. There is gas cooker, extractor hood, automatic washing machine and under-counter fridge.

Bathroom

The bathroom is fitted with a 3-piece suite in white comprising a WHB, WC and bath with a shower over.

Bedroom 1

A bedroom to the front with a built-in wardrobe and CH radiator.

Bedroom 2

A bedroom to the rear with CH radiator.

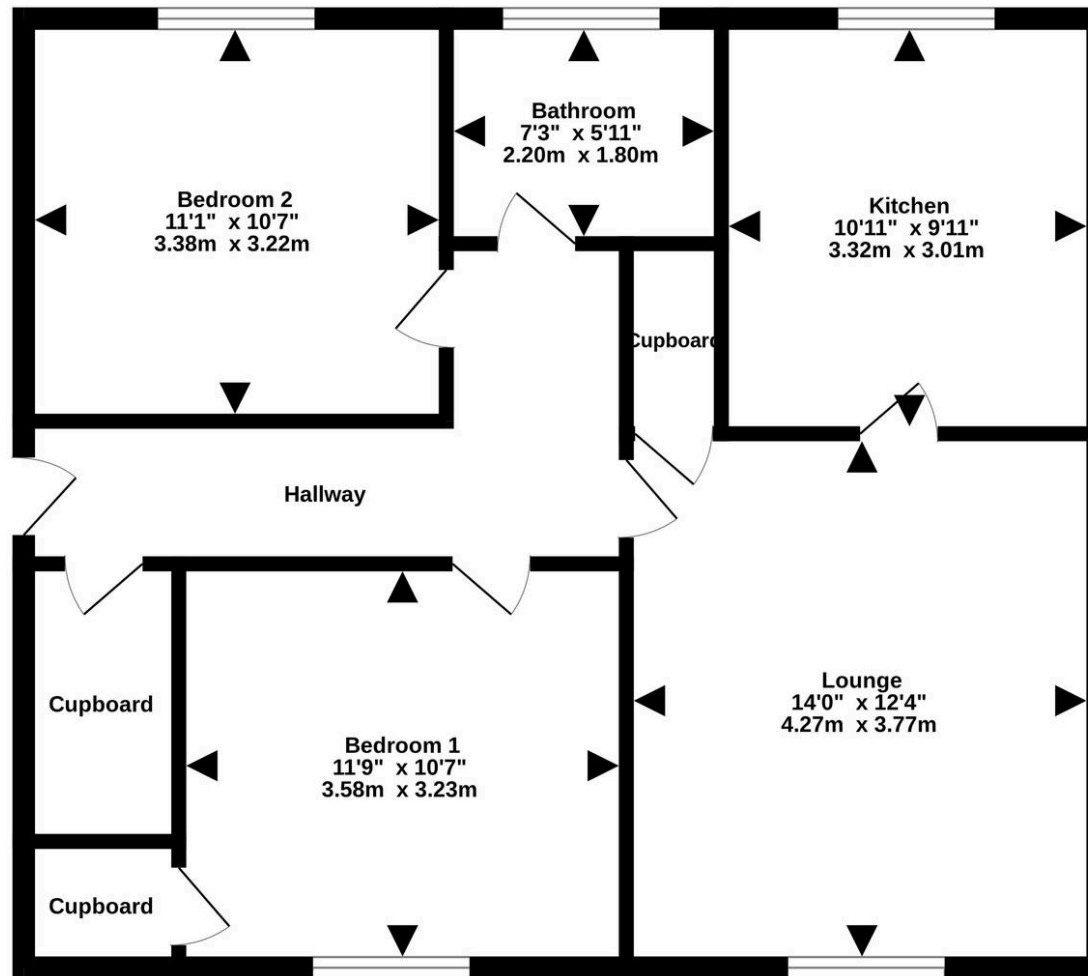
Off street parking

1 Parking Space

There is a residents car park located to the front of the property.



Ground Floor



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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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.