



13b Sheuchan Street, Stranraer

DG9 0DU

PRICE: Offers Over £35,000 are invited.

13b Sheuchan Street

Stranraer

Local amenities include a general store and Sheuchan Primary School, while all major amenities, including supermarkets, healthcare, an indoor leisure pool complex and secondary school are all located in and around the town centre, approximately one mile distant.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- A first floor flat
- Ideal investment opportunity
- Overlooking Agnew Park
- Recently installed shower room
- Gas central heating and uPVC double glazing
- Scope for some general modernisation



13b Sheuchan Street

An opportunity arises for discerning investors or first-time buyers, this one-bedroom first floor flat enjoys a privileged position overlooking the picturesque Agnew Park. The comfortable lounge overlooks Agnew Park and is bathed in natural light, while the adjoining kitchen provides ample space for daily living. The recently installed shower room features modern fixtures and a sleek finish for added convenience. The double bedroom is thoughtfully designed to maximise space and comfort, making it an ideal retreat at the end of a busy day. Practicality is at the forefront, with gas central heating and uPVC double glazing ensuring year-round warmth. The property presents exciting scope for general modernisation, allowing the new owner to tailor the space to their own taste and requirements.

Hallway

The property is accessed by way of a composite storm door. Walk-in storage cupboard and a CH radiator.

Lounge

A lounge to the front with a view over Agnew Park. Gas fire, CH radiator and a TV point.

Kitchen

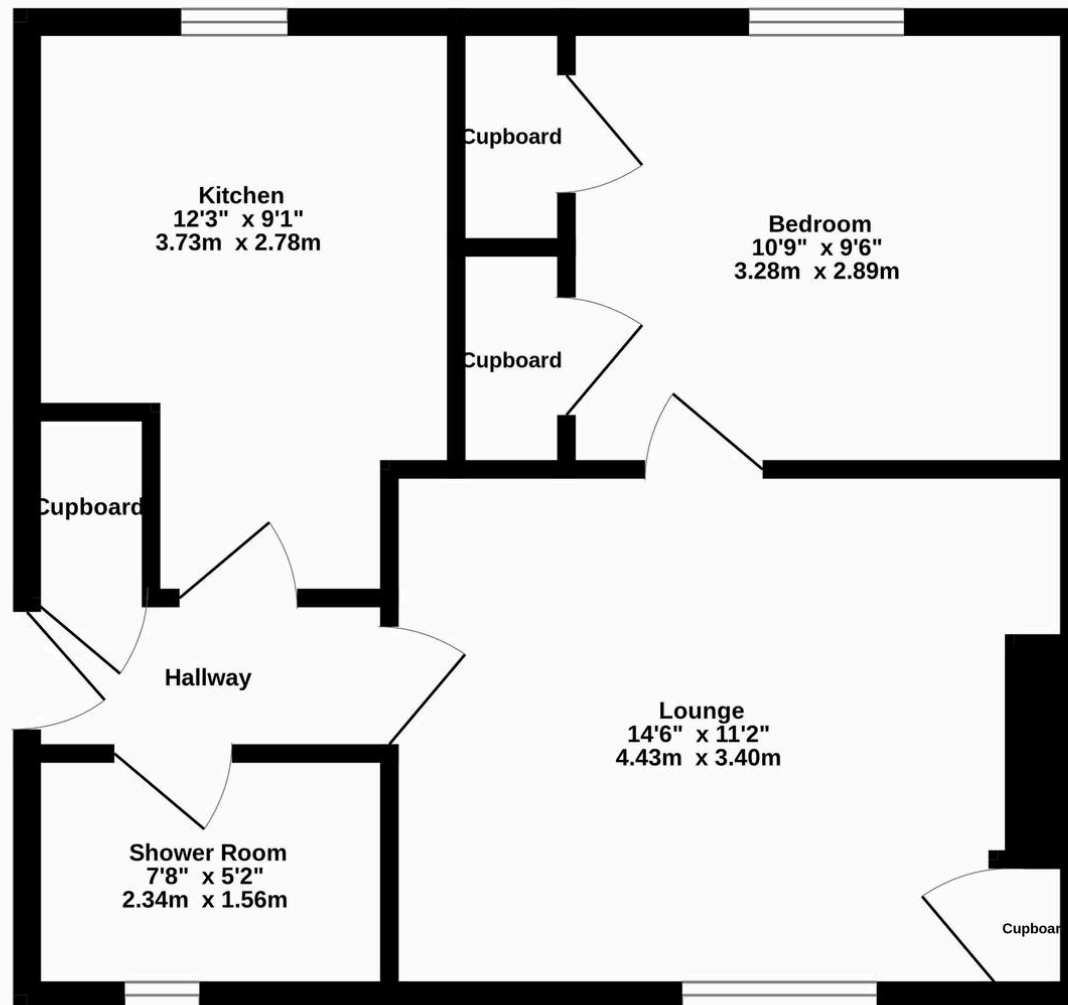
The kitchen is fitted with floor and wall-mounted units with woodgrain-style worktops. Electric cooker point and plumbing for an automatic washing machine. CH radiator.

Shower Room

The recently installed vinyl panelled shower room has been fitted with a WHB, WC and a large shower cubicle with a mains shower. Heated towel rail.



Ground Floor
454 sq.ft. (42.2 sq.m.) approx.



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.