



14 Bayview Terrace, Kirkcolm

Stranraer, DG9 0NP

PRICE: Offers over £110,000 are invited

14 Bayview Terrace

Kirkcolm, Stranraer

The village of Kirkcolm is situated some 5 miles from the town of Stranraer where all major amenities are located including supermarkets, healthcare, indoor leisure pool complex and secondary school. Local amenities within the village include a public house and primary school. Access to the shores of Loch Ryan from closeby. There is a town centre and school transport service available.

Located in the heart of the ever-popular village of Kirkcolm, this well-presented three-bedroom semi-detached house offers well-proportioned family accommodation that has been thoughtfully modernised.

Council Tax band: B

EPC Energy Efficiency Rating: C

- Located within the popular village of Kirkcolm
- Well-proportioned family accommodation
- In excellent condition throughout having recently undergone a programme of modernisation
- New shaker design 'dining' kitchen
- Almost fully internally re-plastered
- Some new internal woodwork
- New air source central heating with 8 PV solar panels
- Some new uPVC double glazing
- Generous driveway



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Kirkcolm, Stranraer

Of traditional construction under a tiled roof the property is in excellent condition throughout having recently undergone a programme of refurbishment. The interior boasts a stylish new shaker design dining kitchen, perfectly suited for family meals, while much of the house has been freshly re-plastered to create a crisp, contemporary finish. Further enhancing the home's appeal are tasteful touches of new internal woodwork and the installation of some new uPVC double glazing, ensuring both style and energy efficiency. The property benefits from a cutting-edge air source central heating system, complemented by eight PV solar panels, providing sustainable warmth and helping to reduce energy costs.

The property set amidst its own easily maintained garden grounds that provide both practicality and potential. To the front, the garden has been predominantly laid out to gravel, offering a neat and low-maintenance approach, while a large concrete driveway stretches along the front and side of the house, providing ample off-road parking for several vehicles. The rear garden features a spacious concrete patio area and gravel border. There is also an area of unfinished ground at the bottom of the garden, presenting a fantastic opportunity for landscaping to suit your own tastes and requirements.



Hallway

The property is accessed by way of a uPVC storm door. Hall cupboard and CH radiator.

Lounge

A spacious main lounge to the front with a CH radiator and a TV point.

'Dining' Kitchen

The kitchen has recently been fitted with a range of shaker-style floor and wall-mounted units, featuring marble-style worktops and incorporating a stainless steel sink with a swan neck mixer tap. There is a ceramic hob, built-in oven and plumbing for an automatic washing machine. CH radiator.

Shower room

The shower room is fitted with a WHB, WC and shower enclosure with a waist height shower screen. The shower room is to be replastered. CH radiator.

Landing

Access to the bedrooms and loft.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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



GARDEN

The property is set amidst its own area of easily maintained garden ground. The front has been predominantly laid out to gravel. There is a generous concrete driveway providing ample off-road parking for a number of vehicles. The rear garden is comprised of a large concrete patio area and a gravel border. There is an area of unfinished ground to the bottom which will need to be landscaped.

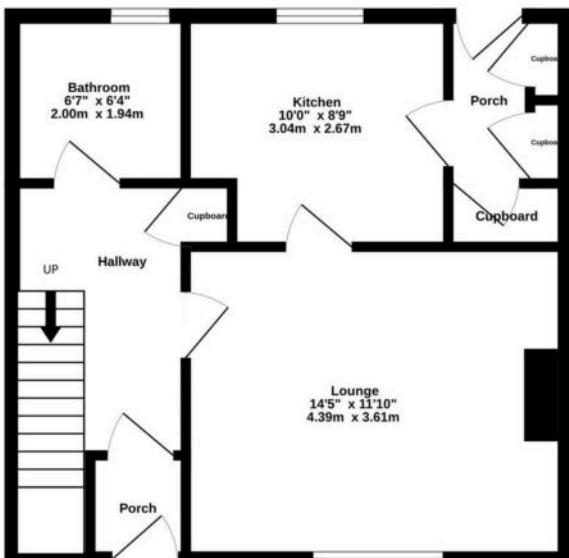
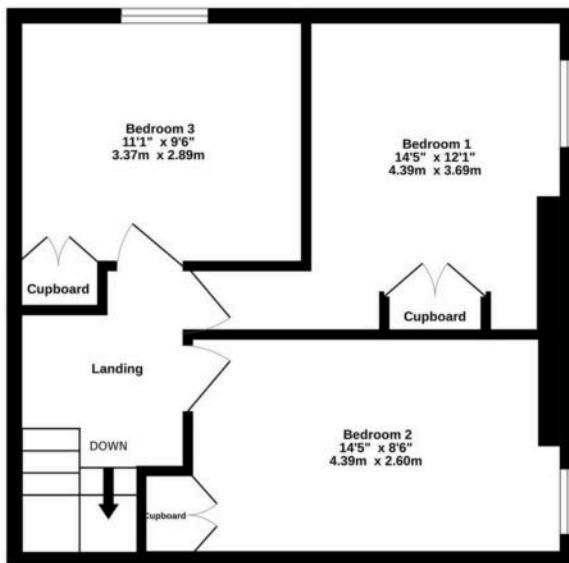
DRIVEWAY

4 Parking Spaces

A large driveway provides ample room for off-road parking for several vehicles.



1st Floor
425 sq.ft. (39.4 sq.m.) approx.



Ground Floor
428 sq.ft. (39.8 sq.m.) approx.

TOTAL FLOOR AREA : 853 sq.ft. (79.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.