



24 Mount Vernon Road, Stranraer

DG9 7PU

PRICE: Offers over £40,000 are invited.

24 Mount Vernon Road

Stranraer

The property is situated on Mount Vernon Road, a residential area located within easy reach of Stranraer town centre and its wide range of amenities. Local facilities include supermarkets, primary and secondary schooling, healthcare services, leisure facilities and public transport links. Stranraer is Scotland's most south-westerly town and benefits from a railway station together with good road connections via the A75, providing links east towards Dumfries and the wider motorway network. The area offers access to a variety of outdoor pursuits including walking, cycling and water-based activities on Loch Ryan, whilst the surrounding coastline and countryside are within easy reach. The property's elevated position affords views across the town and towards Loch Ryan from the rear garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Ground floor flat
- Two double bedrooms
- Private front and rear gardens
- Elevated rear outlook towards Loch Ryan
- Spacious lounge
- Fitted kitchen
- Shower room
- External store



24 Mount Vernon Road

Stranraer

Located on Mount Vernon Road in Stranraer, this two-bedroom ground floor ex-local authority flat offers spacious accommodation together with private garden grounds and views towards Loch Ryan from the rear.

Accessed via its own entrance, the accommodation comprises a generously proportioned lounge with large front-facing window and feature fireplace. The kitchen is fitted with a range of wall and base units, integrated oven and hob, breakfast bar seating area and access to the rear garden.

There are two double bedrooms, both offering space for freestanding furniture and storage. The shower room is fitted with a shower enclosure, wash hand basin and WC.

Externally, the property benefits from private garden grounds to both the front and rear. The front garden has been laid mainly to gravel for ease of maintenance. To the rear is a paved terrace enjoying elevated views across the town towards Loch Ryan, together with a further enclosed garden area incorporating gravel beds, established planting and a detached external store.

The property benefits from double glazing throughout and offers comfortable ground floor accommodation within easy reach of the town centre and local amenities.



Lounge

16' 10" x 13' 0" (5.12m x 3.97m)

A generous sized lounge benefitting from front facing double glazed windows, feature decorative fireplace and central heating radiator. Providing access to rear kitchen also.

Kitchen

11' 1" x 7' 11" (3.38m x 2.42m)

A compact fitted kitchen incorporating a range of wall and floor-mounted units with complementary work surfaces and tiled splashbacks. The kitchen is equipped with an integrated oven, gas hob and extractor hood, with additional space and plumbing for white goods. Dual windows and a partially glazed external door provide good levels of natural light and direct access to the rear garden.

Bathroom

7' 11" x 5' 1" (2.42m x 1.56m)

A ground floor shower room fitted with a three-piece suite comprising WC, pedestal wash hand basin and enclosed shower cubicle. Finished with tiled walls and flooring, the room benefits from an opaque window providing natural light and ventilation.



Bedroom

14' 10" x 11' 2" (4.53m x 3.40m)

A generously proportioned double bedroom featuring a large rear-facing window providing good levels of natural light. The room offers ample space for freestanding bedroom furniture and benefits from a built-in storage cupboard.

Bedroom

13' 0" x 10' 3" (3.95m x 3.12m)

A double bedroom, offering flexible accommodation suitable as a guest bedroom, home office or additional reception room. The room benefits from a front-facing window providing natural light and offers space for freestanding furniture. Buyers should note that remedial works are required to the ceiling following water ingress, which is reflected in the property's overall condition and provides an opportunity for improvement.

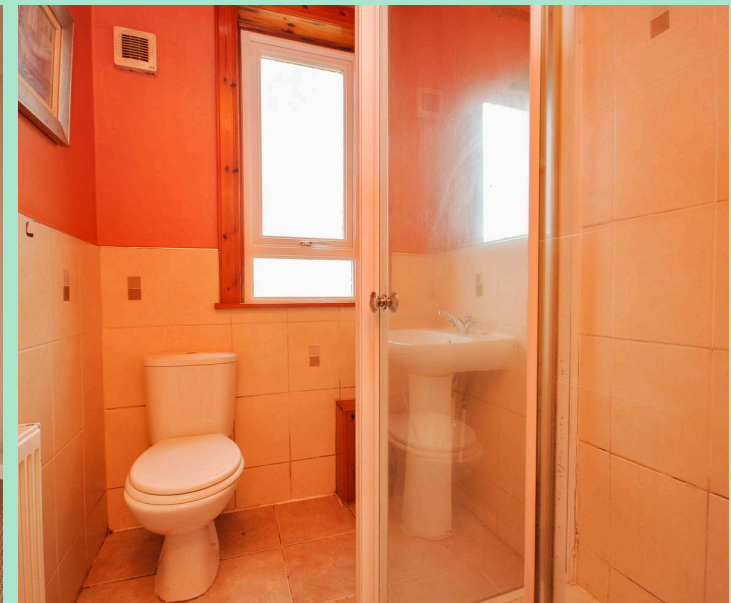
Garden

The property benefits from an enclosed rear garden comprising a substantial paved patio area. Steps lead down to a further area of garden incorporating gravel beds, mature planting and a detached external store. The elevated position affords attractive views across the surrounding area towards the coast. Boundary walls and fencing provide a good degree of privacy and security. Detached block-built store providing useful external storage space.

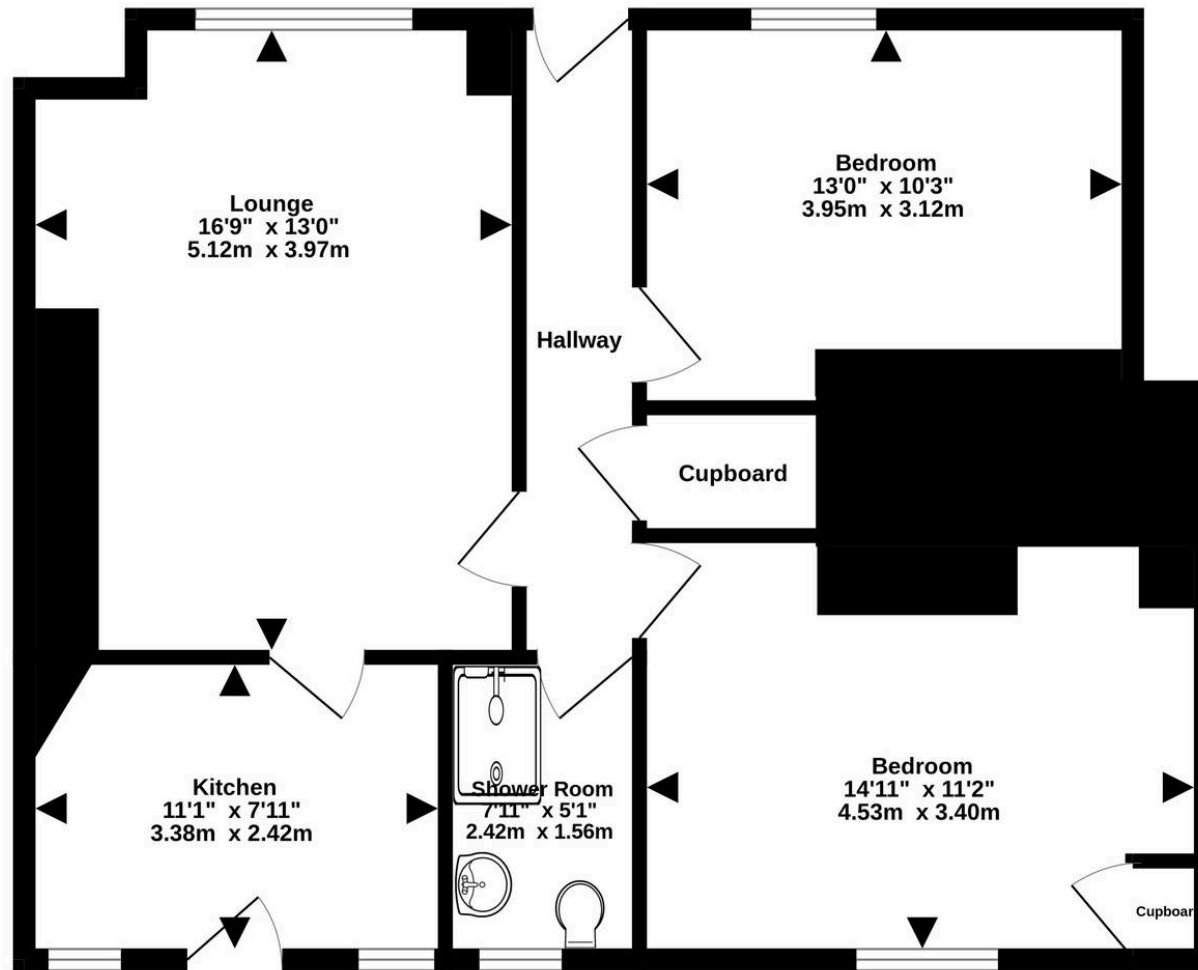
Front Garden

Generous sized enclosed gravel borders to the front with concrete paved pathways and boundary brick walls.

OFF STREET



Ground Floor
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 664 sq.ft. (61.7 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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