



28 Agnew Crescent

Stranraer DG9 7JZ

Offers Over £90,000 are invited

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Stranraer

Local amenities nearby include Sheuchan Primary School, general stores, Stranraer Watersports Facilities, Stranraer Marina, and Agnew Park. All major amenities are to be found in and around the town centre including supermarkets, healthcare, indoor leisure pool complex and secondary school. There is also a secondary school transport service available close by.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- A mid-terrace seafront property
- Only a short walk from all town centre amenities
- Well-proportioned accommodation over two levels
- Generous 'dining' kitchen
- Well-appointed shower room
- Gas central heating and uPVC double glazing
- Terraced garden to the rear

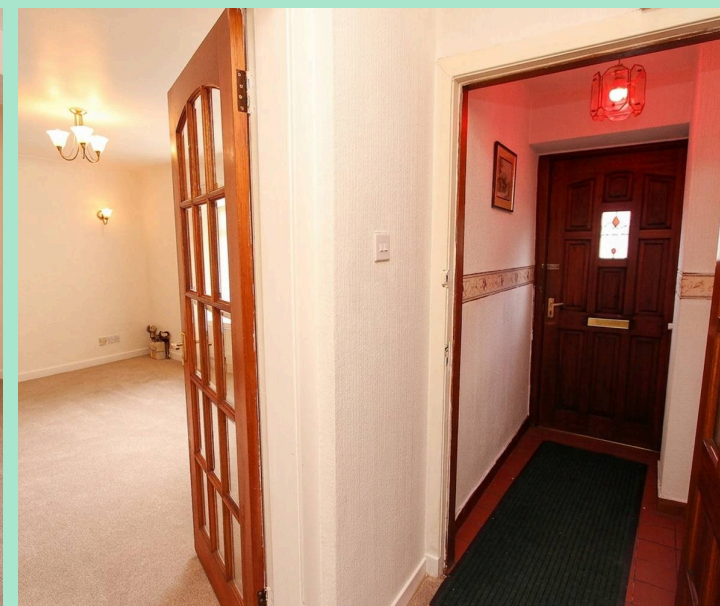


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Introducing a two-bedroom mid-terrace home, enviably positioned along the seafront and only a short stroll from the heart of the town centre. This residence boasts well-proportioned accommodation arranged over two levels, offering a harmonious blend of comfort and practicality. Step inside to discover a welcoming lounge that radiates warmth and natural light, leading seamlessly to a generous dining kitchen - a perfect space for both every-day living and entertaining guests. The kitchen is thoughtfully designed, providing ample storage and workspaces. Upstairs, two bedrooms offer restful retreats, while the well-appointed shower room is finished with contemporary fittings. Modern conveniences such as gas central heating and uPVC double glazing ensure year-round comfort and efficiency. This home is ideal for those seeking a refined coastal lifestyle within easy reach of all local amenities.

To the rear of the property, you will find a terraced garden that presents a wonderful opportunity for transformation. While the garden will require some attention and cutting back, it offers ample scope to create your own outdoor space.



Hallway

The property is accessed by way of a wooden storm door leading to a glazed interior door to the hallway. The hallway provides access to all of the ground floor accommodation and the staircase to the first floor. Under-stairs cupboard and a CH radiator.

Lounge

A spacious lounge/dining room to the front. From the lounge, there is a pleasant view over parkland to Loch Ryan beyond. Wall lights, CH radiators and a TV point.

'Dining' Kitchen

The kitchen is fitted with a range of floor and wall-mounted units in white with granite-style worktops incorporating a stainless steel sink with a mixer tap. There is a ceramic hob, built-in oven, an automatic washing machine and a tumble dryer. CH radiator.

Landing

The landing provides access to the shower room and the bedrooms. There is a walk-in storage cupboard.

Shower room

The spacious shower room is fitted with a WHB, WC, and a large low-threshold shower with a mains shower. CH radiator.

Bedroom 1

A bedroom to the front with a view over parkland to Loch Ryan beyond. Built-in wardrobe and a CH radiator.

Bedroom 2

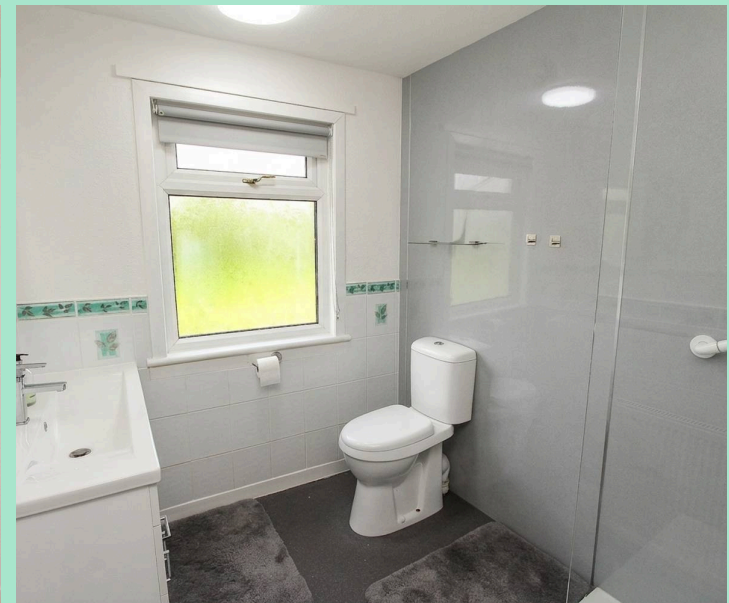
A bedroom to the rear with two built-in wardrobes and a CH radiator.



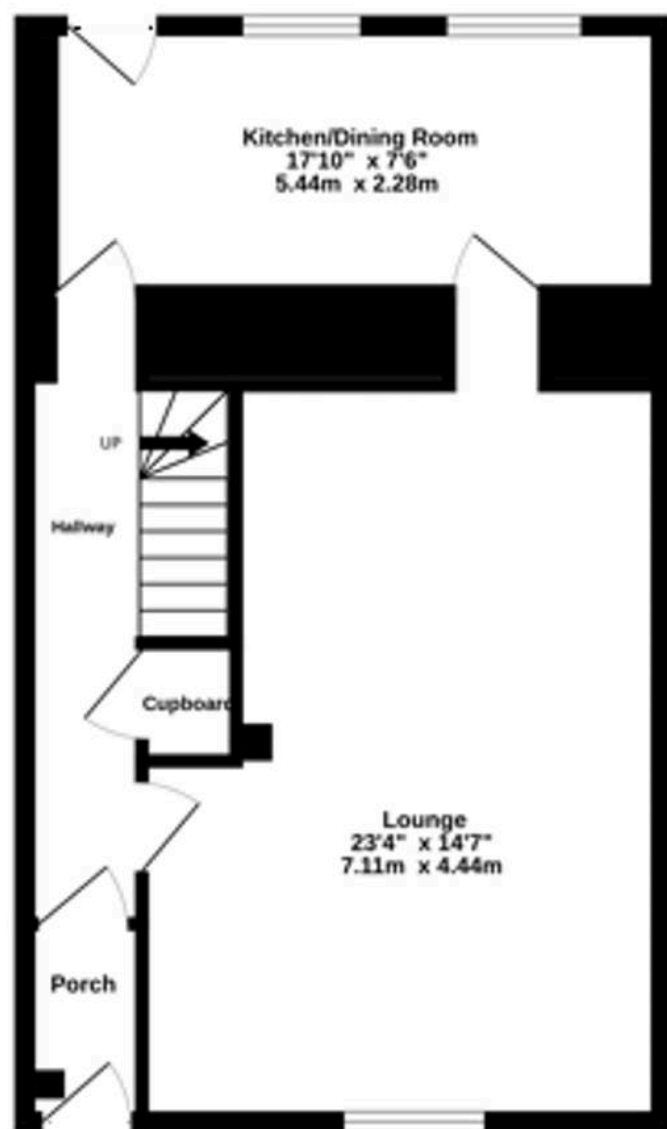
GARDEN

To the rear there is an area of terraced garden ground which will need to be cut back.

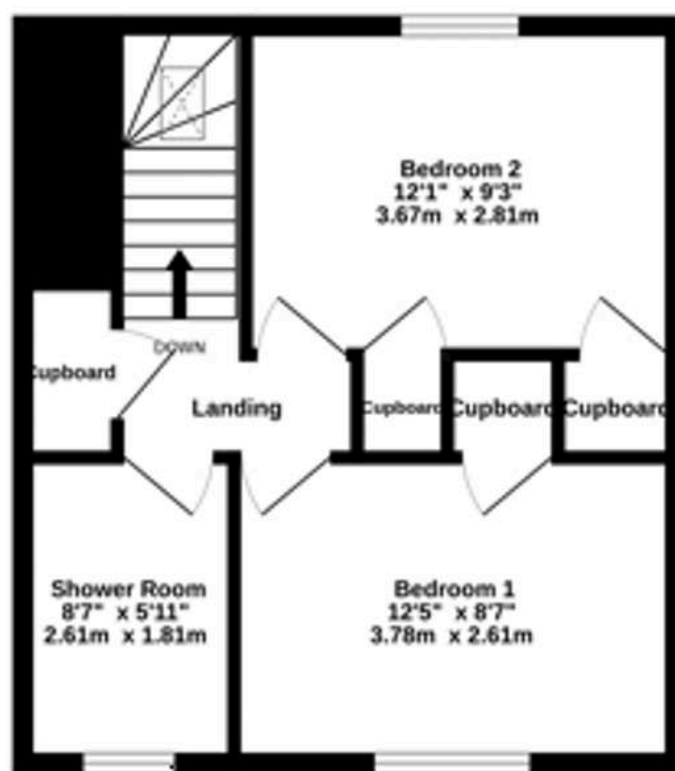
ON STREET



Ground Floor
517 sq.ft. (48.0 sq.m.) approx.



1st Floor
303 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.7 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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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.