



**31 Sheuchan Street, Stranraer**

DG9 0EA

**Offers Over £125,000 are invited**

# 31 Sheuchan Street

Stranraer

Local amenities include general store and Sheuchan Primary School while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all located in and around the town centre approximately one mile distant. Viewing of this walk into home is to be thoroughly recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

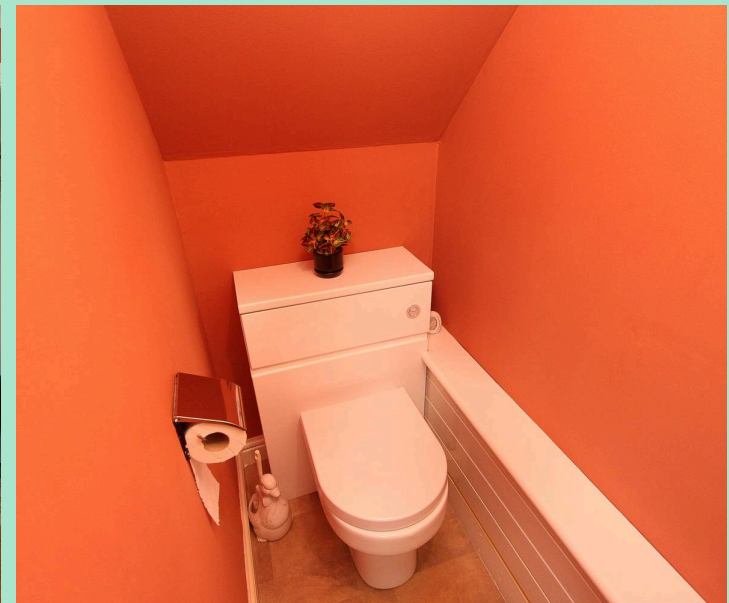
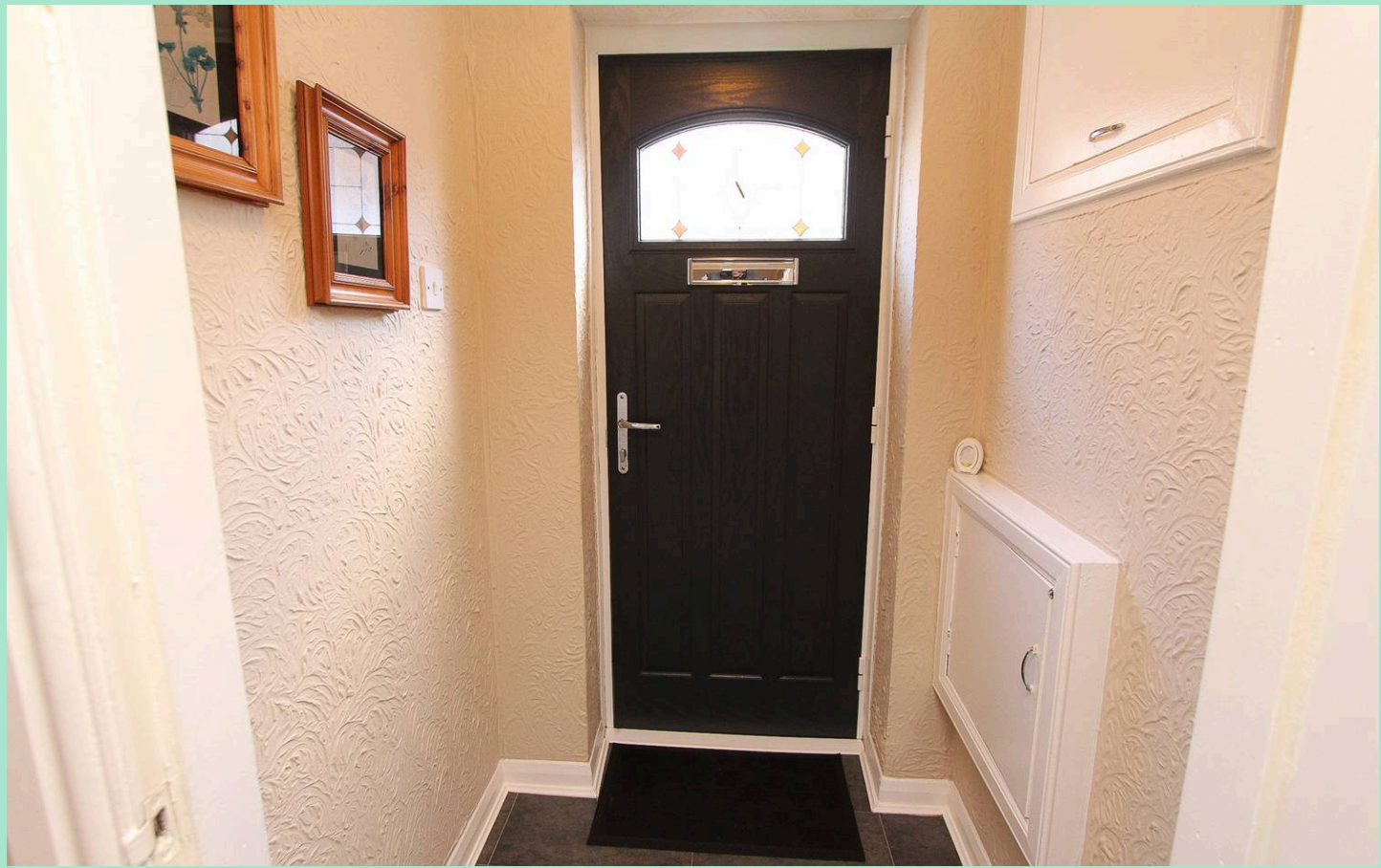
- An immaculately presented villa
- Only a short stroll from the shores of Loch Ryan
- Easy access to Sheuchan Primary School
- Excellent condition throughout
- Splendid 'dining' kitchen
- Well-appointed shower room
- Ground floor WC
- The addition of a small conservatory to the rear
- Easily managed, decked patio garden



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Immaculately presented and thoughtfully maintained, this charming three-bedroom terraced villa offers an exceptional opportunity to reside just a short stroll from the picturesque shores of Loch Ryan. Ideally situated for families, the property boasts easy access to Sheuchan Primary School and is presented in excellent condition throughout. The property benefits from a splendid dining kitchen, expertly designed with modern cabinetry and ample space for family meals and entertaining. A bright and welcoming lounge provides a perfect setting for relaxation, while the ground floor WC adds every-day convenience. The well-appointed shower room is finished to a high standard, featuring contemporary fittings and fixtures. The addition of a small conservatory to the rear of the property creates a delightful space to enjoy the garden views year-round, seamlessly blending indoor and outdoor living. Upstairs, three generously sized bedrooms offer comfortable accommodation, each benefiting from neutral décor and natural light.



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To the rear of the property, you will find a fully enclosed, easily managed decked patio garden that offers a tranquil retreat for both relaxation and entertaining. The outdoor space is thoughtfully arranged, featuring several raised flower borders planted with a variety of colourful flowers and specimen shrubs, providing year-round interest and a splash of vibrant colour. The decked area is perfect for al fresco dining, morning coffee, or simply unwinding at the end of the day. The low-maintenance design ensures you can enjoy the garden without the need for extensive upkeep, making it ideal for busy professionals and families alike. This inviting outdoor area perfectly complements the interior accommodation, offering a seamless extension of the living space and a private haven in which to relax and enjoy the fresh air.



### **Porch**

The property is accessed by way of a composite storm door. There is a glazed internal door to the lounge.

### **Lounge**

A well-proportioned lounge to the front with a CH radiator and a TV point.

### **Inner Hallway**

The inner hallway provides access to the kitchen, ground floor WC and the staircase to the first floor.

### **'Dining' Kitchen**

The kitchen is fitted with a range of contemporary floor and wall-mounted units with granite-style worktops incorporating a stainless steel sink with a swan neck mixer. There is a ceramic hob, built-in double oven, an automatic washing machine and a free-standing fridge/freezer. CH radiator.

### **Conservatory**

A conservatory to the rear overlooking the garden ground.

### **Ground Floor WC**

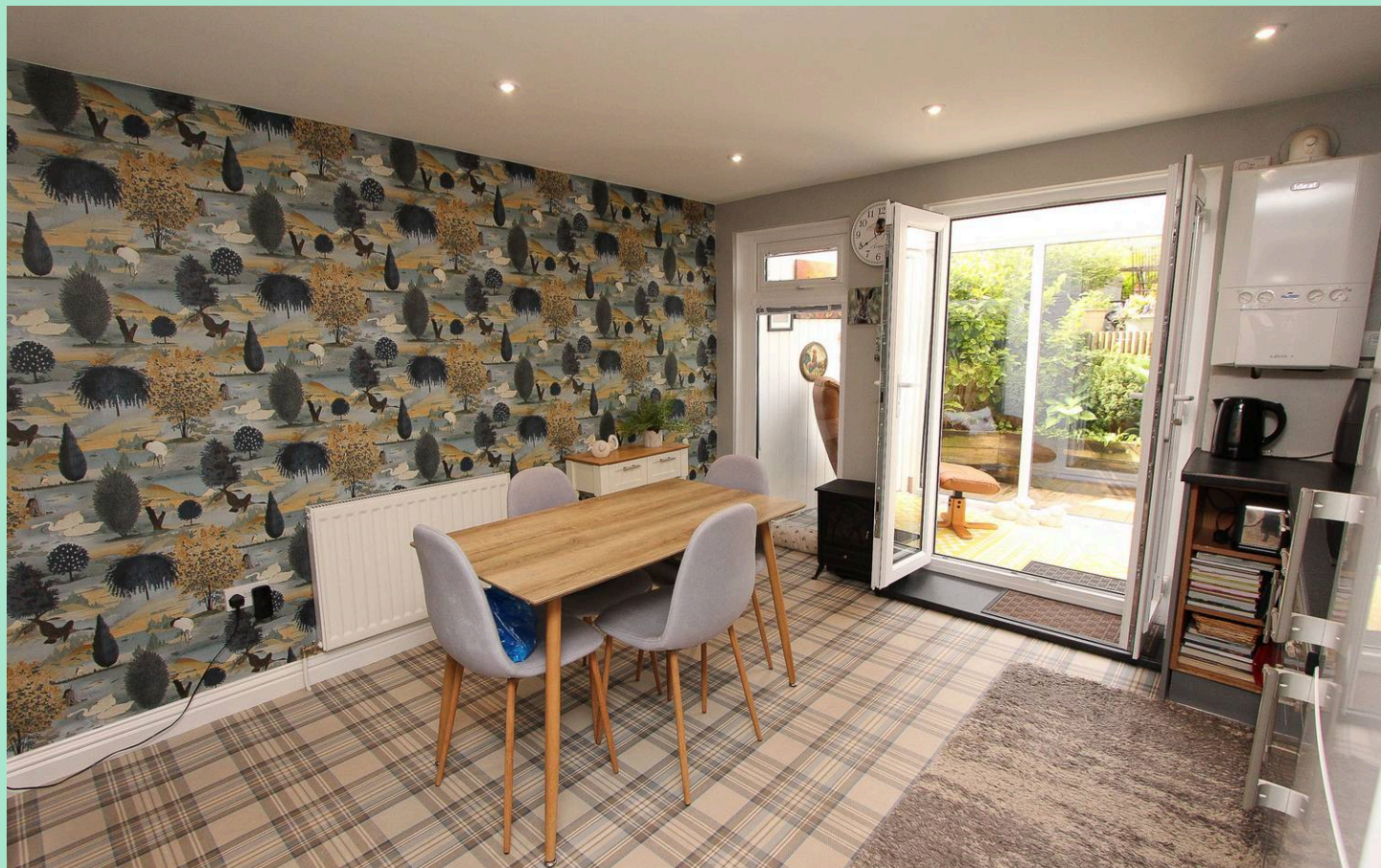
A most useful ground floor WC.

### **Landing**

The landing provides access to the shower room and bedrooms. Spindle-and-rail staircase and an electric panel heater.

### **Shower Room**

The well-appointed shower room is fitted with a WHB, WC, and a large wet-room shower cubicle with an electric shower. Heated towel rail.



### Bedroom 1

A double bedroom to the front with a CH radiator.

### Bedroom 2

A double bedroom to the rear with a CH radiator.

### Bedroom 3

A double bedroom with built-in storage, a skylight and a CH radiator.

### Garden

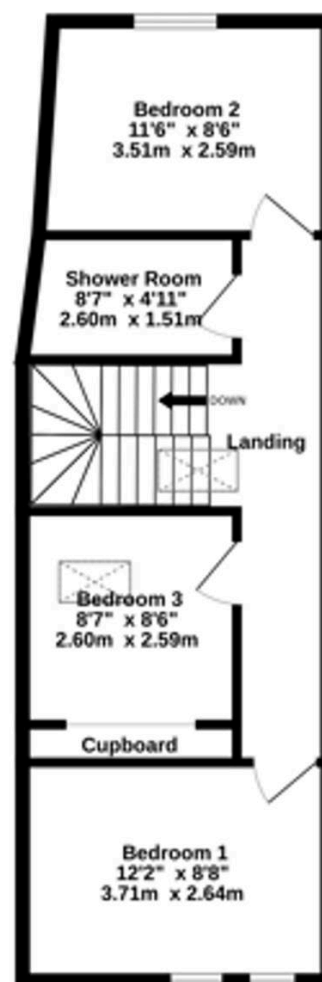
The property has its own fully enclosed area of easily managed, decked patio garden ground to the rear. There are several raised flower borders with a variety of colourful flowers and specimen shrubs.



Ground Floor  
492 sq.ft (45.7 sq.m.) approx.



1st Floor  
455 sq.ft (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 947 sq.ft (88.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metriplan (2023)

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.