



31 Thorn Street, Lochans

Stranraer

PRICE: Offers Over £65,000 are invited

31 Thorn Street

Lochans, Stranraer

Local amenities in the village itself include a village hall, while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in the town of Stranraer, approximately 2 miles distant.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- An extended semi-detached bungalow
- Located on the outskirts of the village
- Views over farmland to the rear
- Generous accommodation over one level
- Spacious dining kitchen
- Well-proportioned bathroom
- In fair condition with scope for modernisation
- Easily maintained garden grounds
- Ample off-road parking



31 Thorn Street

Lochans, Stranraer

Set on the outskirts of the village, this extended two-bedroom semi-detached bungalow offers a fantastic opportunity for those looking to put their own stamp on a home. With generous accommodation arranged across a single level, the property boasts a spacious dining kitchen that is perfect for family meals or entertaining friends. The well-proportioned bathroom provides plenty of space and comfort. While the bungalow is currently in fair condition, it presents ample scope for modernisation, allowing you to create a home tailored to your tastes and needs.

Stepping outside, you'll find the property is set amidst its own easily maintained gardens, ideal for those who prefer low-maintenance outdoor spaces. The front garden is presented with a driveway bordered by a low-level wall providing ample off-road parking for you and your guests. To the rear, the terraced garden is laid out to paving and concrete, making it easily tidied while offering a private spot to relax or entertain. A detached garage sits at the back of the property, adding further convenience and storage options. With off-road parking available to both the front and rear, this bungalow is perfectly set up for modern living, combining practicality with the charm of a village setting.



Sun Porch

A sun porch to the front providing access to the main accommodation. Tiled flooring and pine wall panelleing.

Lounge

A lounge with a sliding patio door to the front garden. Laminate flooring, fire surround, CH radiator and a TV point.

Kitchen/Diner

The spacious kitchen/diner is fitted with a range of floor and wall-mounted units with granite-style worktops. Some integrated appliances, breakfast bar and plumbing for an automatic washing machine. CH radiator.

Bathroom

A generous bathroom fitted with a coloured suite comprising a WHB, WC and a corner bath. There is a separate shower cubicle. Ceramic wall tiles and a CH radiator.

Bedroom 1

A double bedroom to the rear with built-in storage and a CH radiator.

Bedroom 2

A further double bedroom to the rear with a sliding patio door leading to the rear garden. Built-in storage and a CH radiator.

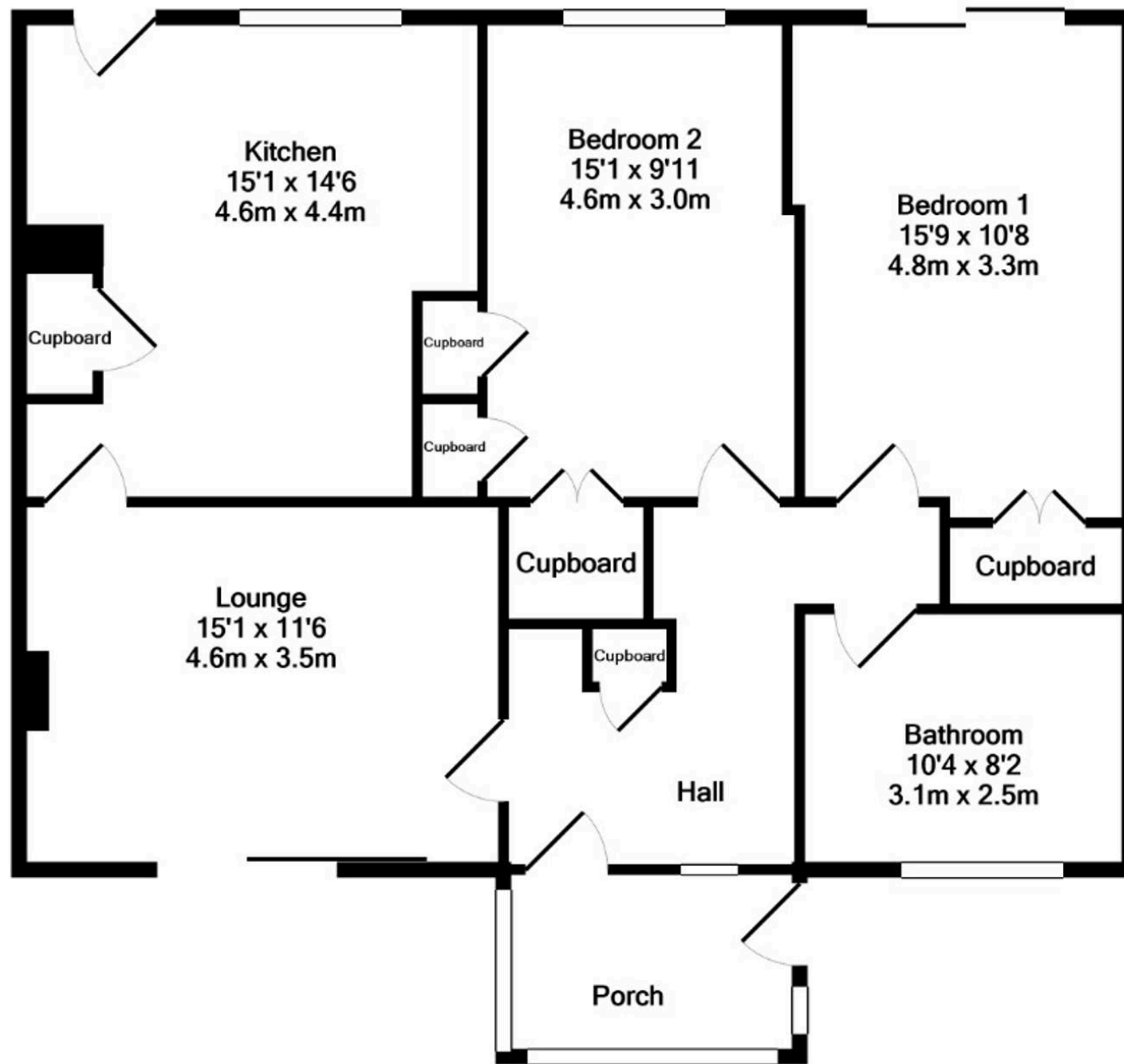
Garden

The property is set amidst its own area of garden grounds. The front is laid out as a driveway for off-road parking and is set within a low level wall. The terraced rear garden is laid out to paving and concrete for ease of maintenance.

Garage - A detached garage to the rear.

Off street - 3 Parking Spaces. There is off-road parking to both the front and rear of the property.





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.





South West Property Centre Ltd

South West Property Centre, Charlotte Street - DG9 7ED

01776 706147

property@swpc.co.uk

www.southwestpropertycentre.co.uk



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.