



37 Marine Gardens

Stranraer, DG9 8AW

PRICE: Offers Over £55,000 are invited

37 Marine Gardens

Stranraer

Local amenities within the east end of the town include primary and secondary schooling, Stranraer Football Club, Wigtownshire Rugby Club, Stair Park, a general store, and an excellent restaurant. All major amenities are to be found in and around the town centre, only short walk away and include supermarkets, shops, healthcare, Stranraer marina, and indoor leisure pool complex.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

- A first-floor flat
- Only a short walk from the town centre and Loch Ryan shore
- Excellent condition throughout
- Splendid medium oak kitchen
- Newly installed shower room
- Fully redecorated and some new fitted flooring
- Gas central heating and uPVC double glazing
- Enclosed garden ground to the rear



37 Marine Gardens

This beautifully presented two-bedroom, first-floor flat offers an exceptional opportunity for those seeking a refined and conveniently located home in the heart of Stranraer. Just a short stroll from the vibrant town centre and the shores of Loch Ryan, the property is perfectly situated for both leisure and daily amenities. The interior is in excellent condition throughout, having been fully redecorated and enhanced with new fitted flooring in selected areas.

The welcoming hallway leads to a splendid medium oak kitchen, thoughtfully designed for both style and practicality, providing ample storage and workspace. The spacious lounge is bathed in natural light, creating a warm and inviting atmosphere, from the lounge there is a partial view to Loch Ryan. Both bedrooms are well-proportioned and tastefully finished. The newly installed shower room features contemporary fittings and attractive vinyl wall panelling, ensuring both comfort and convenience. Modern gas central heating and uPVC double glazing ensure year-round warmth and energy efficiency, making this flat both comfortable and economical to maintain.

To the rear of the property lies an enclosed garden, offering a private retreat ideal for relaxation or entertaining. The garden has been predominantly laid to lawn and a paved patio area. Two garden sheds offer valuable storage for tools and outdoor equipment.



Hallway

The property is accessed by way of a uPVC storm door leading to a staircase which takes you to the hallway. The hallway provides access to almost all of the accommodation. Dado rail and a CH radiator.

Lounge

A spacious main lounge with a bay window to the front, from which there is a view to Loch Ryan. Decorative fire surround, CH radiator and a TV point.

Kitchen

The kitchen is fitted with a range of medium oak floor and wall-mounted units with ample worktops incorporating an asterite sink with a mixer tap. There is an electric hob, extractor hood, built-in double oven and plumbing for an automatic washing machine.

Shower Room

The shower room has been newly fitted with a WHB, WC and a vinyl panelled shower cubicle. Vinyl wall panelling and a CH radiator.

Bedroom 1

A bedroom to the front with two built-in cupboards and a CH radiator.

Bedroom 2

A bedroom to the rear with a CH radiator.

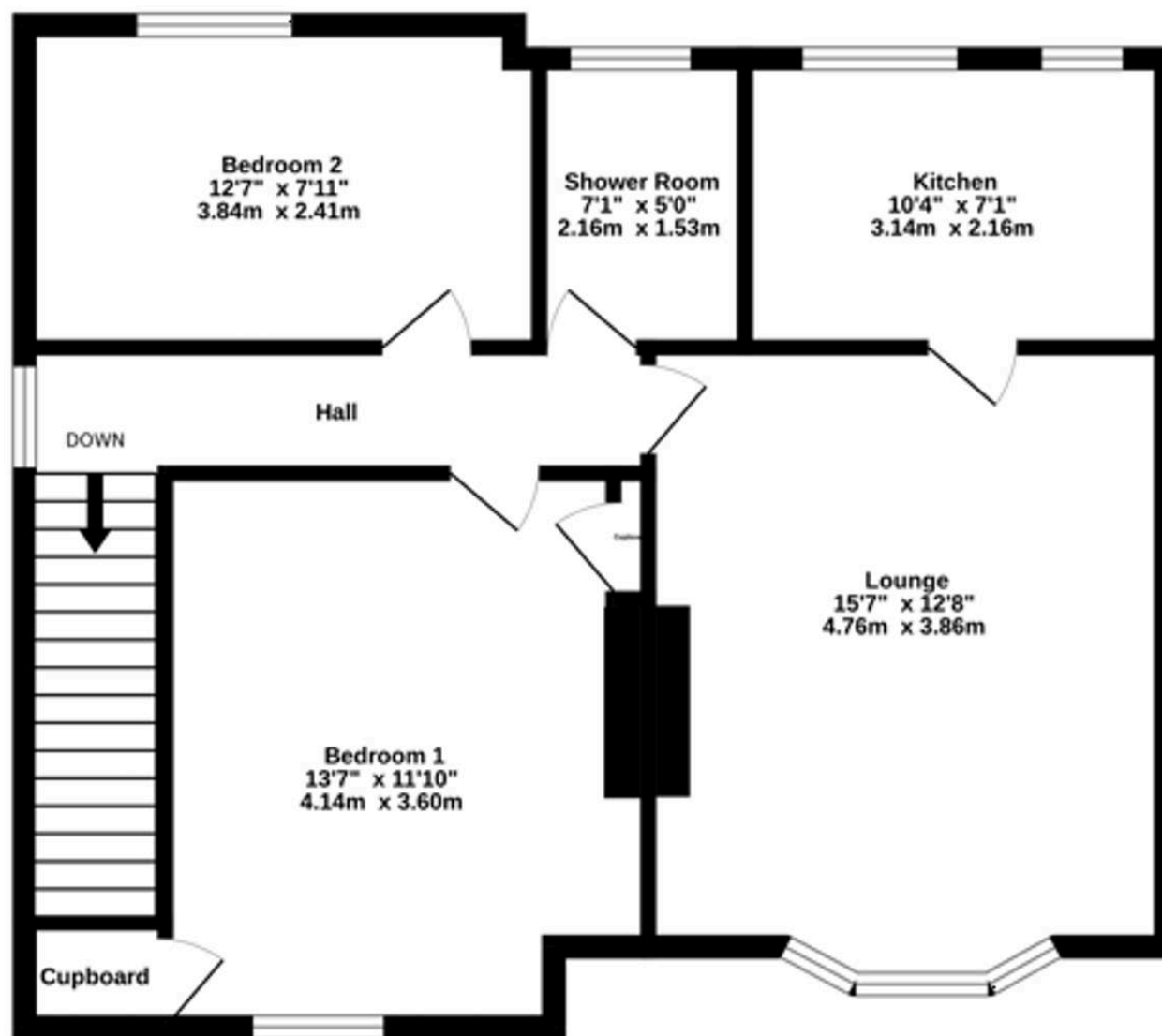
Garden

There is an enclosed area of garden ground to the rear, which has been predominantly laid out to lawn and a paved patio. There are two garden sheds included.

On street parking



First Floor



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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