



44 Sheuchan Street, Stranraer

PRICE: Offers Over £125,000 are invited

44 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

EPC Energy Efficiency Rating: D

- A cottage located on the shores of Loch Ryan
- Views over Loch Ryan
- Comfortable accommodation over two levels
- Modern kitchen
- Well appointed bathroom
- Bedroom with en-suite
- Gas central heating and uPVC double glazing
- Easily maintained garden
- Off-road parking



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Nestled on the shores of Loch Ryan, this three-bedroom terraced cottage offers a rare opportunity to embrace waterside living in a picturesque location. Set across two comfortable levels, with thoughtfully designed interiors that blend classic cottage charm with modern convenience. The spacious lounge is bathed in natural light and frames captivating views over Loch Ryan, creating an inviting space to relax and unwind. The modern kitchen is equipped for contemporary living, featuring sleek cabinetry, appliances, and ample workspace, making it ideal for both every-day meals and entertaining. Three bedrooms with one them benefitting from a stylish en-suite, while the well-appointed family bathroom caters to the needs of a busy household. Practical touches such as gas central heating and uPVC double glazing ensure year-round comfort. This delightful cottage is perfectly suited for those seeking a retreat with all the comforts of home.

The outside space offers an easily maintained garden to the rear that is designed for both relaxation and practicality. The gravel driveway and concrete pathway lead to a detached garage (with up-and-over door to the front), providing ample off-road parking for multiple vehicles - ideal for families or visiting guests. The garden itself is a haven for enjoying the outdoors, with open seaviews overlooking Loch Ryan and beyond, creating an ever-changing backdrop of natural beauty.



Hallway

The property is accessed by way of a uPVC storm door leading to a glazed interior door to the hallway. Staircase to the first floor and a CH radiator.

Lounge

Spacious lounge with double glazed window providing front outlook as well as uPVC sliding patio doors providing rear access to garden. Two central heating radiators, BT phone socket as well as TV point.

Kitchen

Extension to the rear providing spacious modern dining kitchen with floor and wall mounted units, integrated electric oven and ceramic hob with built-in extractor, stainless steel sink with mixer tap and oak style worktops, large double-glazed window providing rear outlook as well as double glazed uPVC door providing access to rear garden, central boiler as well as central heating radiator.

Bedroom 2

Spacious ground floor double bedroom with central heating radiator, double glazed window providing front outlook as well as built-in storage.

Landing

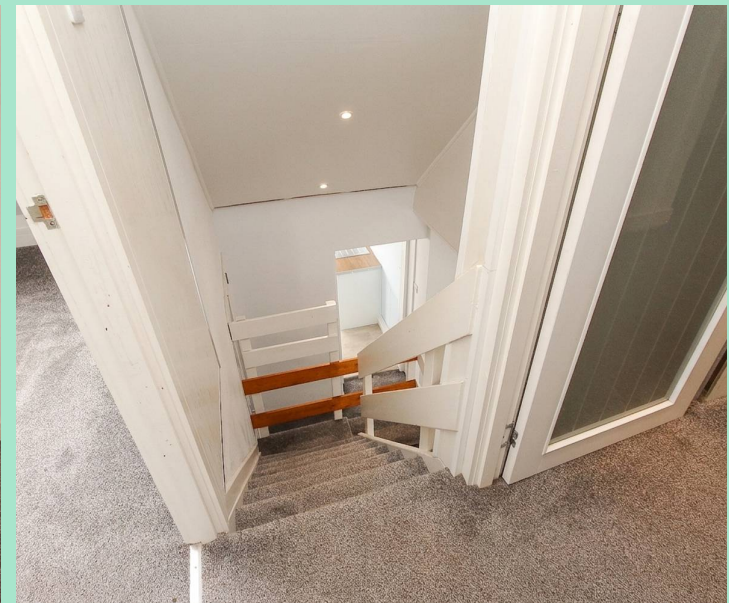
The landing provides access to the first floor bedrooms.

Bedroom 1

A bedroom with a large Velux window providing a rear outlook. Central heating radiator, built-in eaves storage as well as access to the en-suite.

En-Suite

Modern en-suite bathroom comprising a separate bath, toilet and wash hand basin. Splash panel boarding and central heating radiator as well as built-in extractor fan



Bedroom 3

A bedroom with large Velux window providing rear outlook. Central heating radiator.

Garden

Spacious garden to rear comprising of a gravel driveway, concrete pathway as well as detached garage, ample off-road parking and open Seaview overlook Ryan and beyond

GARAGE

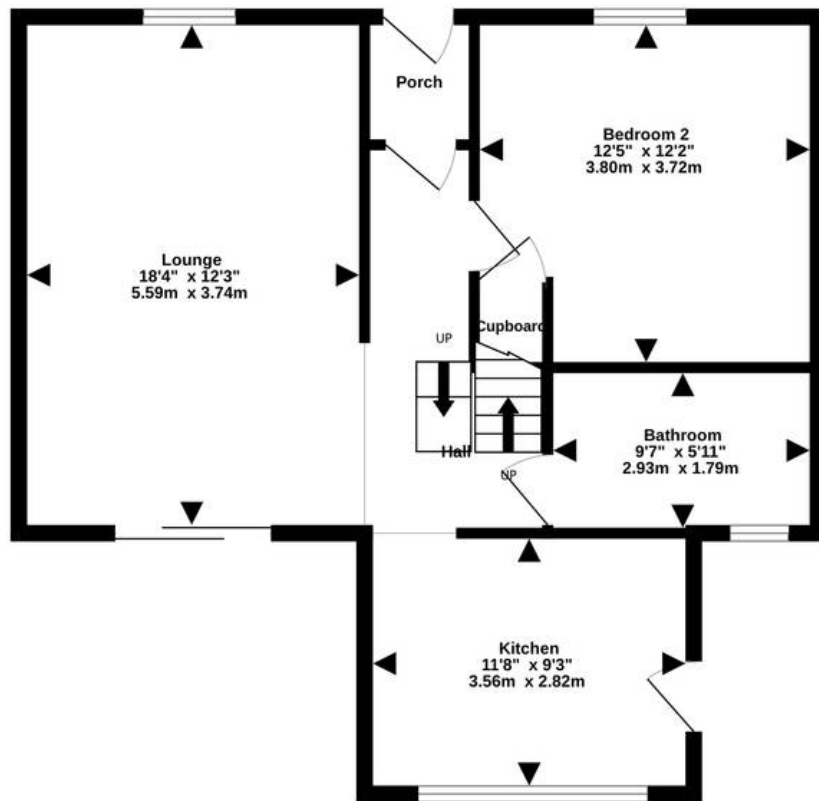
Single Garage

A detached garage with an up-and-over door to the front. There is a gravel driveway providing ample off-road parking for multiple vehicles.

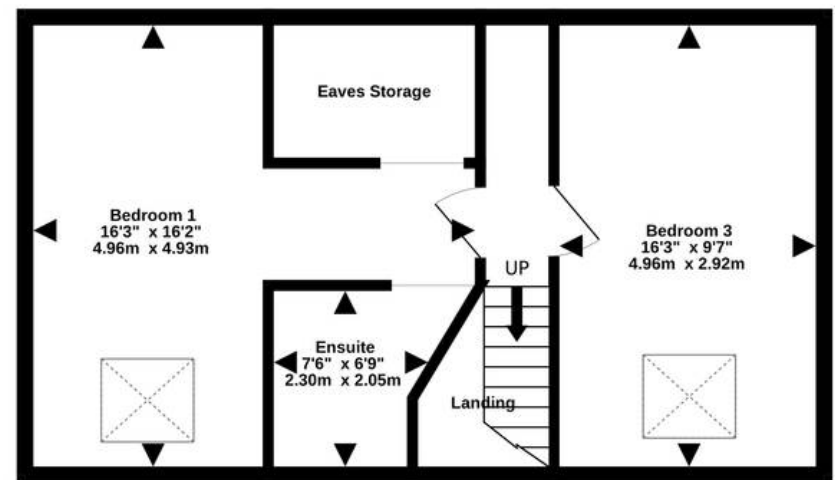
OFF STREET



Ground Floor
628 sq.ft. (58.4 sq.m.) approx.

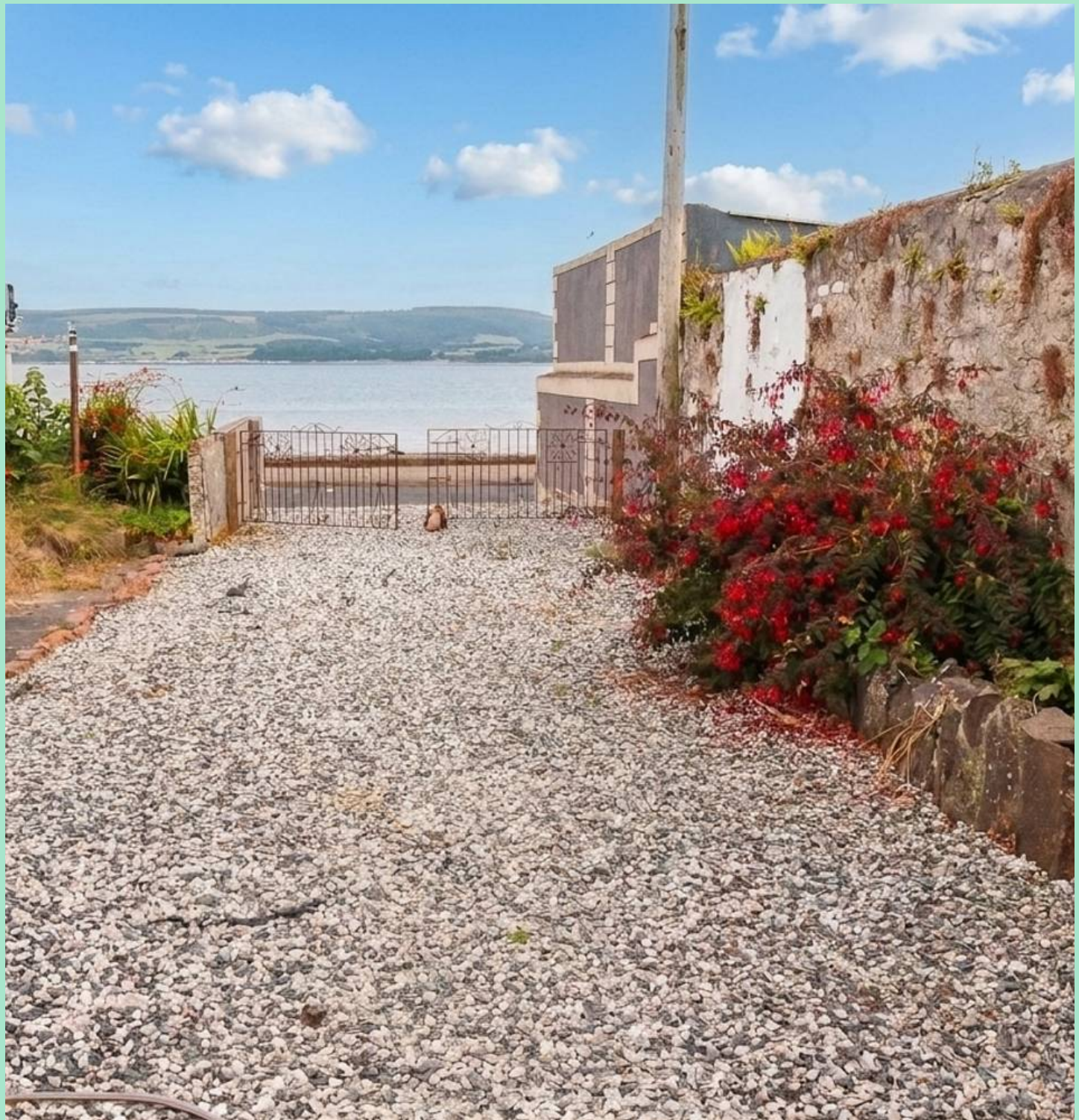


1st Floor
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.2 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.