

The logo for SWPC (South West Property Centre) is located in the top right corner. It features the letters 'SWPC' in a bold, white, sans-serif font, set against a teal-colored background that is shaped like a house roof. Below the teal box, the text 'south west property centre' is written in a smaller, red, lowercase sans-serif font.

south west property centre

58 Lochryan Street, Stranraer

DG9 7HR

Offers Over £79,995 are invited

# 58 Lochryan Street

## Stranraer

It is situated within a popular and sought after residential area of the town and is adjacent to other terraced residential units of varying design with an outlook over same and the garden ground to the rear. All major amenities are located in and around the town centre and include supermarkets, healthcare, indoor leisure pool complex and primary/secondary schooling.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Convenient location
- Located only a short walk from most major amenities
- Situated within striking distance of Stranraer seafront
- Primary & secondary schooling close by
- Ideal first time purchase
- Enclosed rear garden grounds
- Detached garage to rear
- Three bedrooms



# 58 Lochryan Street

## Stranraer

This well-presented three bedroom terraced house offers an excellent opportunity for first-time buyers or those seeking a conveniently located family home. The property is situated just a short walk from most major amenities, with both primary and secondary schooling close by, making it ideal for families. Located within striking distance of Stranraer seafront, residents can enjoy scenic walks and easy access to local attractions. The accommodation comprises a spacious lounge, a modern kitchen, three well-proportioned bedrooms, and a family bathroom. The home is thoughtfully laid out to maximise space and comfort, with neutral décor throughout.

To the rear, you will find fully enclosed garden grounds designed for low maintenance and outdoor enjoyment. A wooden decking area provides the perfect spot for entertaining or relaxing, leading onto an artificial lawn bordered by a retaining wall. Concrete paved steps give access to a raised paved patio. The garden also benefits from access to a detached garage/store, offering ample storage. This outdoor space is perfectly suited to families and those who appreciate a private and versatile garden area. Early viewing is highly recommended to appreciate all that this property has to offer.



### Hallway

UPVC storm door access into front porch leading into spacious hallway giving ground floor access to living accommodation as well as stairs giving access to upper floor accommodation. Under stairs storage.

### Lounge

14' 6" x 10' 9" (4.43m x 3.27m)

A bright and spacious lounge to front of property with feature open coal fire as well as double glazed window to front and electric storage heater. Double panel door access to rear dining area.

### Dining Area

12' 2" x 10' 11" (3.72m x 3.32m)

Towards rear of property, open plan access as well as lounge access to rear dining area. Double glazed sliding patio doors to rear providing access to rear garden grounds as well as electric storage heater.

### Kitchen

19' 2" x 9' 5" (5.83m x 2.86m)

A generous sized kitchen to rear of property which has been fully fitted with both floor and wall mounted units. Comprising of integrated electric fan oven with ceramic hob as well as composite sink with mixer tap and plumbing for washing machine. Electric storage heater as well as large double glazed window and UPVC storm door access to rear garden grounds.

### Bathroom

9' 5" x 8' 8" (2.86m x 2.64m)

Generous sized ground floor bathroom to rear of property accessed of kitchen comprising of walk in shower cubicle, separate corner bath as well as WHB & WC. Double glazed window to rear as well as electric storage heater.



### Landing

Stairs giving upper floor access leading to open landing with generous built in storage and electric storage heater. Access to hot water tank also.

### Bedroom

9' 1" x 6' 9" (2.78m x 2.06m)

A well proportioned bedroom on the upper floor to front of property with large timber framed Velux window.

### Bedroom

14' 1" x 9' 3" (4.28m x 2.83m)

A generous sized double bedroom on the upper level to front of property with double glazed window to front with access to eaves storage as well as large timber framed Velux window to rear.

### Bedroom

11' 6" x 9' 9" (3.51m x 2.97m)

A generous sized double bedroom on the upper level to rear of property with large double glazed window as well as built in storage.

### Garden

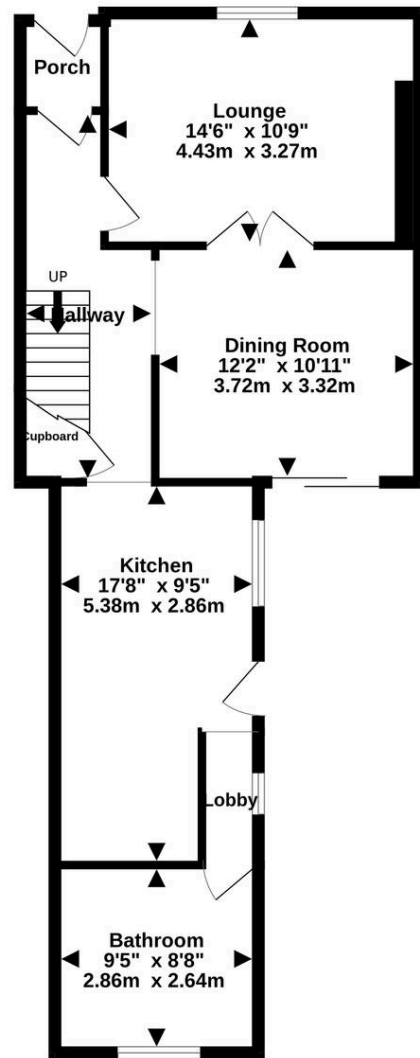
Fully enclosed garden grounds to the rear comprising of wooden decking area leading to artificial lawn with retaining wall leading to concrete paved steps giving access to raised paved patio. Access to detached garage/store also.

### ON STREET

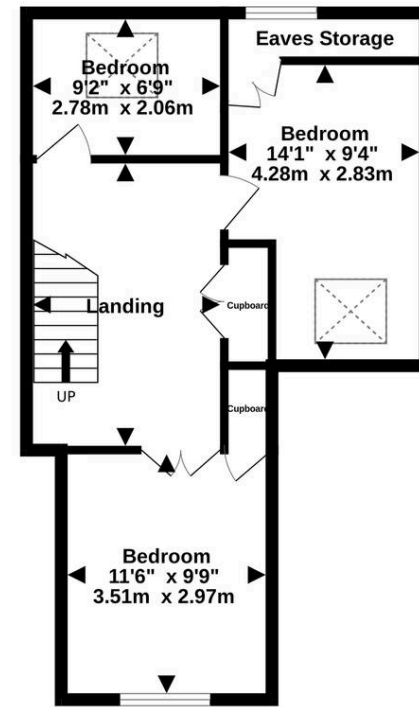
1 Parking Space



Ground Floor  
637 sq.ft. (59.2 sq.m.) approx.



1st Floor  
456 sq.ft. (42.3 sq.m.) approx.



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

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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.