



8 Station Street, Stranraer, DG9 7HL

Stranraer

PRICE: Offers Over £68,000 are invited

8 Station Street

Stranraer, Stranraer

The property is situated adjacent to other properties of similar style. All major amenities are located in the town center close by including supermarkets, healthcare, indoor leisure pool complex, Stair Park and primary/secondary schooling.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Popular location
- Located only a short walk from schools
- Located only a short from the shores of Loch Ryan
- Spacious family accommodation over two floors
- Poor condition
- Scope for renovation
- Easily maintained garden ground



8 Station Street

Stranraer, Stranraer

An opportunity to acquire a well-proportioned end of terrace house located within easy reach of the town center and all major amenities. The property benefits from uPVC double glazing, and gas fired central heating. The property provides spacious family accommodation over two levels. There is scope for modernisation within. Set within its own area of easily maintained garden ground. EPC = E

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Lounge

15' 9" x 13' 7" (4.80m x 4.15m)

Dining Room

13' 9" x 10' 5" (4.20m x 3.17m)

Kitchen

14' 5" x 5' 3" (4.40m x 1.60m)

Bathroom

6' 3" x 8' 6" (1.90m x 2.60m)

Bedroom 1

13' 9" x 9' 2" (4.20m x 2.80m)

Bedroom 2

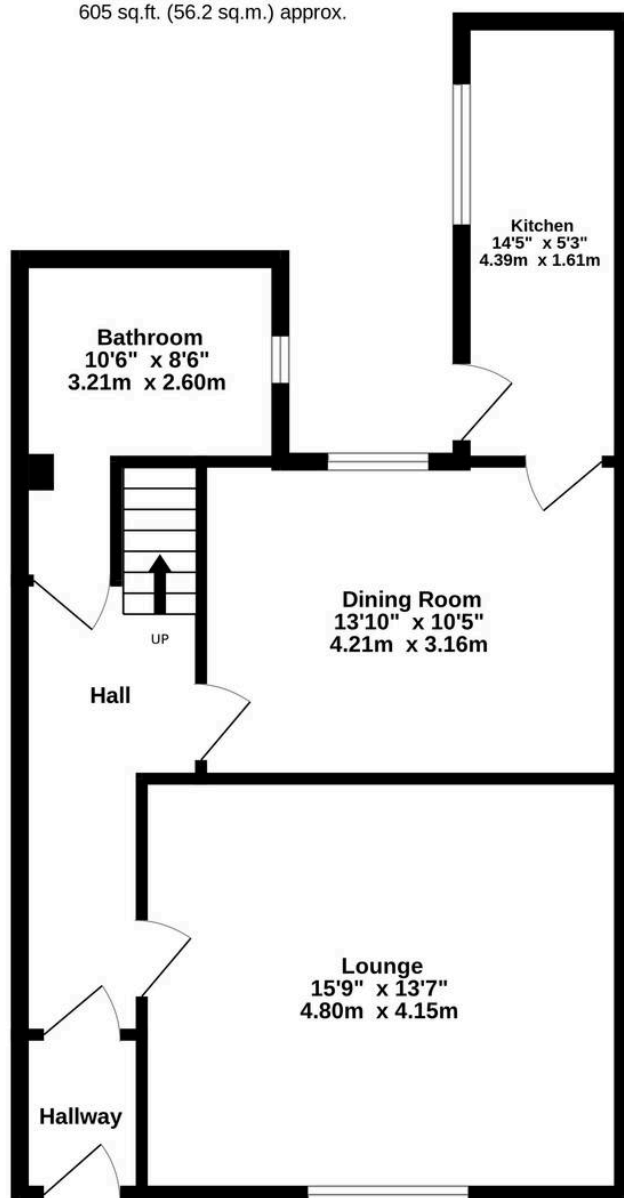
13' 1" x 9' 10" (4.00m x 3.00m)

Bedroom 3

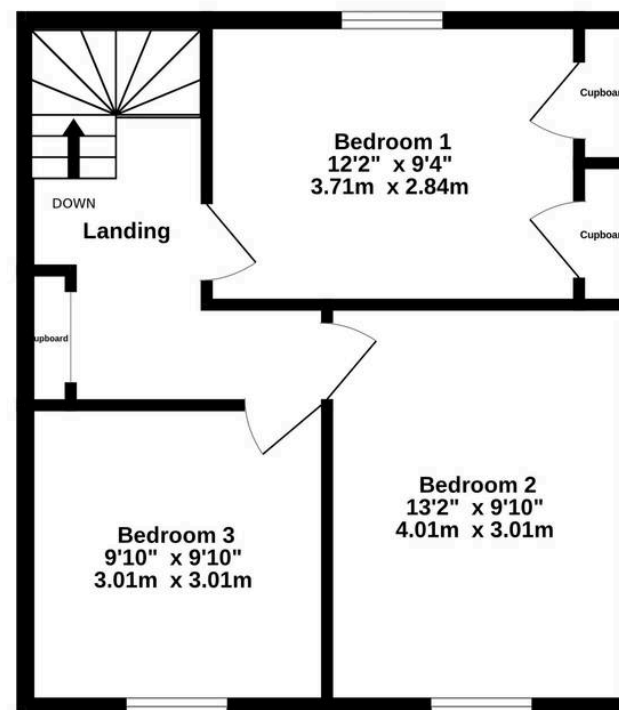
9' 10" x 9' 10" (3.00m x 3.00m)



Ground Floor
605 sq.ft. (56.2 sq.m.) approx.



1st Floor
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1048 sq.ft. (97.4 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.