

**Ashbank, Main Street, Lochans**

Stranraer, DG9 9AW

**PRICE: Offers Over £160,000 are invited**

## Ashbank, Main Street

An opportunity to acquire an impressive 3 bedroom semi-detached residence, offering spacious and well-proportioned family accommodation across two thoughtfully designed levels. Presented in very good condition throughout, this inviting home exudes a sense of refined comfort, with each room finished to a high standard. The heart of the home is the splendid beech design kitchen, perfectly suited for both family meals and entertaining guests.

The property benefits from oil fired central heating and uPVC double glazing, ensuring comfort and efficiency throughout the year. A well-appointed shower room adds a touch of modern luxury, while each of the bedrooms is generously sized, offering ample space for family living, guests, or a home office.

The property is set within its own area of easily maintained garden ground which has been predominately laid out to gravel. Off-road parking is provided by a private driveway, offering convenience and peace of mind for multiple vehicles.

- An opportunity to acquire a well proportioned main residence with a self contained two bedroom annex
- Ideally suited to those in search of an investment opportunity
- Both residences are in very good condition throughout
- The properties are set within there own area of garden ground and benefit from off road parking
- Both properties benefit from oil fired central heating and uPVC double glazing



## ASHBANK

### Hallway

Ashbank is accessed by way of a uPVC storm door. There is a built-in cupboard housing the electric meter/fuseboard. CH radiator.

### Lounge

A main lounge to the front featuring a period fire surround housing an electric fire. CH radiator and a TV point.

### Dining Room/3rd Bedroom

A further reception room to the front featuring a wooden fire surround with a brick insert. This room could also be used as a ground floor bedroom, if required. CH radiator.

### Kitchen

The kitchen has been fitted with an extensive range floor and wall units in a beech design with granite style worktops incorporating a one and a half bowl stainless steel sink with mixer. There is a gas range style cooker, stainless steel cooker extractor hood, under counter fridge and integrated dishwasher. Spotlight rails and CH radiator.

### Landing

The landing provides access to the shower room, boxroom and bedrooms.

### Shower Room

The shower room is fitted with a WHB, WC and large shower cubicle. Vinyl wall panelling, vinyl ceiling, recessed lighting and a heated towel rail.

### Bedroom 1

A bedroom to the front with an en-suite WC, CH radiator and a TV point.

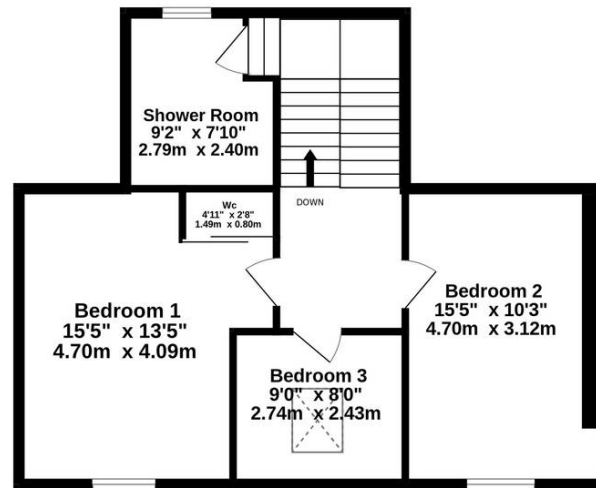
### Bedroom 2

A further bedroom to the front with a CH radiator and TV point.

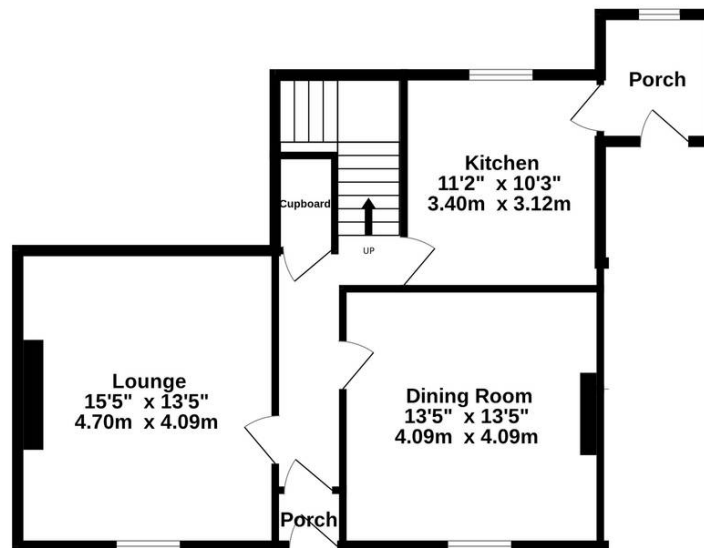




1st Floor  
992 sq.ft. (92.2 sq.m.) approx.



Ground Floor  
1126 sq.ft. (104.6 sq.m.) approx.



TOTAL FLOOR AREA : 2119 sq.ft. (196.8 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.