



10 KERRSLAND ROAD,
STRANRAER,
DG9 7SE

SOLICITORS & ESTATE AGENTS
4/6 SOUTH STRAND STREET
STRANRAER DG9 7JW

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SEMI-DETACHED PROPERTY IN POPULAR RIGHT TO BUY AREA

**IDEAL OPPORTUNITY FOR THE FIRST TIME BUYER
OR BUY TO LET INVESTMENT**

SOME UPGRADING REQUIRED

**ACCOMMODATION COMPRISES:- HALL/STAIR, LOUNGE,
KITCHEN/DINER, 2 BEDROOMS, SHOWER-ROOM**

GARDENS TO FRONT, SIDE & REAR

OFF-STREET PARKING

FULL DOUBLE GLAZING, SOLID FUEL HEATING

PRICE - £70,000 (Per Home Report)

DESCRIPTION

10 Kerrsland Road offers an excellent opportunity for the First Time buyer or for the Buy to Let Investor to acquire a property at a reasonable price.

Located in the popular Ochtrrelure part of Stranraer, this property provides comfortable accommodation on two levels with double glazing and solid fuel heating.

Some refurbishment will be required as is reflected in the price.

The house is located a short distance from a small General Store and within the catchment area of Belmont Primary School.

The centre of Stranraer is a short distance away where there is a good range of shops, supermarkets and Banks as well as Medical and recreational facilities.

ACCOMMODATION

HALL/STAIR:

uPVC wood effect front door/fan light opens onto the hall/stair with wood effect flooring. Staircase with wooden balustrade. Under stair cupboard. Dado rail.

LOUNGE: (13' x 11')

Pine/glazed interior door opens onto the lounge. Open fire in honey marble surround/mantle. T.V. point. Shelved alcove. Wall lights. Dado rail. Further shelving. Ornamental cornice/rose.



KITCHEN/DINER: (19'6" x 11')

With a good range of modern units, both base and wall mounted in dark pine. Granite effect worktops. Electric oven and hob. Stainless steel sink. Wood effect floor covering. Rear double glazed/composite door. Alcove.



UPSTAIRS

BEDROOM 1: (18' x 9'9")

Spacious bedroom with a view over the front garden. Shelving.



BEDROOM 2: (11'2" x 10'7")

With built-in wardrobes. View over rear garden.



SHOWER-ROOM:

With modern white suit. Tiled to ceiling height. Wall mirror. Medicine cabinet. Electric shower with curved screen.



OUTSIDE

GARDENS:

Enclosed gardens to front and rear. Block paving driveway with off-street parking. Various outbuildings.

SERVICES:

Mains water, electricity and drainage. Solid fuel central heating.

ENTRY:

Early entry available.

VIEWING:

Strictly by appointment only through Rankin & Aitken.

COUNCIL TAX:

Band "B".

PRICE:

Price - £70,000 (Per Home Report).

OFFERS

All Offers for the above property should be made in writing to:

**RANKIN & AITKEN,
4/6 SOUTH STRAND STREET,
STRANRAER, DG9 7JW.**

The aforementioned particulars have been prepared for the general assistance of enquirers. While every care has been taken to ensure accuracy, no warranties are given. Interested parties should satisfy themselves on all essentials, and will be held to have done so. Where measurements are given, these are approximate only.