



**SOLICITORS & ESTATE AGENTS  
4/6 SOUTH STRAND STREET  
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**11 CLENOCH STREET,  
STRANRAER,  
DG9 7HB**



**ATTRACTIVE TERRACED COTTAGE STYLE PROPERTY IN  
POPULAR CLENOCH STREET**

**CLOSE TO ALL AMENITIES**

**EXCELLENT DECORATIVE ORDER THROUGHOUT**

**FULL DOUBLE GLAZING, GAS CENTRAL HEATING**

**ACCOMMODATION COMPRISES:- VESTIBULE, HALL, LOUNGE,  
BEDROOM, KITCHEN, UTILITY ROOM,  
BATHROOM/SHOWER-ROOM**

**GARDENS TO FRONT AND REAR  
(OUTBUILDINGS TO THE REAR)**

**OFFERS AROUND £68,000**

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## DESCRIPTION

11 Clenoch Street represents an excellent opportunity for the first time buyer or as a "Buy to Let" Investment.

The property is in excellent decorative order throughout having been well looked after by the current owner.

The house is located centrally and within easy walking distance of Stranraer town centre where all amenities are available to include a range of shops, supermarkets, Banks, Primary and Secondary education and leisure and medical facilities.

Warmed by a modern gas central heating system and with a modern fitted kitchen, the property is likely to generate considerable interest so early viewing is recommended.

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## ACCOMMODATION

### VESTIBULE: (4' x 3'6")

uPVC/double glazed front door opens onto the vestibule. With wooden effect flooring. Fifteen panel glass/timber door to hall.

### HALL:

L-shaped hall providing access to all other accommodation. Hatch to attic.

### BEDROOM: (14'6" x 10'7")

Spacious double bedroom to the front of the property. Venetian Blind.



### LOUNGE: (13'10" x 11'6")

Spacious room with a view to the rear garden. Communicating door to kitchen. Alcove.



### KITCHEN: (13' x 5'6")

Galley style kitchen with wood effect flooring. Good range of modern fitted base and wall mounted units with granite effect worktops and beech effect doors. Stainless steel sink. Electric oven and hob integrated into the fitted units. uPVC double glazed rear door to the garden. Community door with utility room.



### UTILITY ROOM: (5'4" x 6')

Useful additional space off the kitchen. With wood effect flooring. Ideal for a laundry. Windows to two elevations. Shelving. Worcester central heating boiler.

**BATHROOM:** (6'4" x 9'10")

Delightfully decorated bathroom with wood effect flooring and beautiful ceramic tiling to ceiling height throughout. Modern white bath, wash-hand basin and w.c. Separate shower unit with curved glazed screen. Vanity unit. Shelved unit. Venetian blind.



**VIEWING:**

Strictly by appointment only through Rankin & Aitken.

**COUNCIL TAX:**

Band "B".

**PRICE:**

Offers around £68,000 are invited.

**OFFERS**

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

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

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**OUTSIDE**

**FRONT GARDEN**

Small gravel area to the front enclosed with parapet wall and wrought iron gate.



**REAR GARDEN:**

Secluded, well maintained garden area. Brick outbuilding. Patio area. Shrubbery. Lawn/drying green. Wooden shed. Path leading to rear gate.



**SERVICES:**

Mains water, gas, electricity and drainage.

**ENTRY:**

Immediate entry available.

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.