



16 AGNEW CRESCENT,
STRANRAER,
DG9 7JY

SOLICITORS & ESTATE AGENTS
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MID-TERRACED EXTENDED COTTAGE IN TOWN CENTRE
LOCATION WITH SPECTACULAR VIEWS

WELL MAINTAINED

GOOD DECORATIVE ORDER THROUGHOUT

FULL DOUBLE GLAZING, GAS CENTRAL HEATING

ACCOMMODATION COMPRISES – VESTIBULE, HALL/STAIR,
LOUNGE, BATHROOM, OPEN PLAN KITCHEN/DINING/SUN ROOM,
MASTER BEDROOM, 2 FURTHER BEDROOMS

PATIO/TIERED GARDEN TO REAR

OFFERS AROUND £95,000

DESCRIPTION

16 Agnew Crescent represents an excellent opportunity to acquire a well maintained extended cottage within Stranraer town centre. The property has been well looked after by the current owners and offers a spectacular outlook over Loch Ryan and beyond.

The property benefits from full double glazing and gas central heating and genuinely needs to be viewed to be fully appreciated.

The property is within walking distance of Stranraer town centre where there is a good range of shops, supermarket and Banks, together with leisure and recreational facilities.

Early viewing is recommended to avoid disappointment.

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ACCOMMODATION

VESTIBULE: (3'6" x 3')

Hardwood front door opens onto wood panelled vestibule with wood effect flooring. Hatch. uPVC glazed door opens onto hall/stair.



HALL/STAIR:

Spacious reception hall. Understair cupboard. Telephone point. Window to rear garden. Lots of natural light. Velux on stair.

LOUNGE: (13'9" x 10'6")

Double timber/glazed doors open on to the charming lounge. Living Flame gas fire. Wall lamps. T.V. point. Tiled hearth. Open outlook onto Agnew Park, Loch Ryan and beyond.



BATHROOM: (6'9" x 6')

With coloured suite and shower over bath (Sigma Aquatron). Cupboard with louvre doors and wood effect vinyl flooring. Ceramic tiling around bath to ceiling height.



BEDROOM 1: (10'9" x 10')

Front facing bedroom with vanity unit. Wall mirror/light. Built-in wardrobe/shelving. View to Agnew Park and Loch Ryan.



KITCHEN/DINING/SUN ROOM:

KITCHEN: (12' x 8') **DINING/SUN ROOM:** (15' x 10'6")

Open plan Kitchen/Dining/Sun Room to the rear of the property with two sky lights and additional south facing windows plus uPVC sliding doors to the rear garden/patio. A bright spacious area to the rear of the property with wood effect laminate flooring and wall mounted gas heater in the dining/sun room. Extractor fan. Fluorescent strip light. **KITCHEN:**

With a good range of modern units both base and wall mounted with wood effect worktops. Washing machine. Electric hob and oven. Brown asterite one and a half bowl sink with single drainer and mixer tap. Under counter fridge. Vinyl wood effect flooring. Fluorescent strip light.



UPSTAIRS

MASTER BEDROOM: (16'3" x 13'4")

Part coombed. Spacious bedroom with spectacular outlook to Agnew Park and Loch Ryan. Further south facing window to the garden. Pink sink. Cupboard housing hot water cylinder.



BEDROOM 3: (14'6" x 11'6")

L-shaped double bedroom with part coombed ceilings. Open outlook onto Agnew Park and Loch Ryan. Velux window overlooking the rear garden. Built-in cupboard.



OUTSIDE

REAR GARDEN:

Tiered garden/patio area. Outside tap.



VIEWING:

Strictly by appointment only through Rankin & Aitken.

COUNCIL TAX:

Band "C".

PRICE:

Offers around £95,000 are invited to include carpets, curtains, blinds, floor coverings and kitchen appliances.

OFFERS

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

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



SERVICES:

Mains water, gas, electricity and drainage.

ENTRY:

Early 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.