



**23 PRINCES STREET,**  
**STRANRAER,**  
**DG9 7RQ**

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

TEL 01776 702336 FAX 01776 706800

DX 581260 STRANRAER

e-mail:- [enq@rankinaitken.co.uk](mailto:enq@rankinaitken.co.uk)

website: [www.rankinaitken.co.uk](http://www.rankinaitken.co.uk)



**MID TERRACED VILLA IN CENTRAL LOCATION**

**EXTENSIVE ACCOMMODATION ON TWO LEVELS**

**SOME UPGRADING REQUIRED**

**ACCOMMODATION COMPRISES – VESTIBULE, LOUNGE,  
KITCHEN, SHOWER ROOM, UTILITY ROOM,  
3 BEDROOMS, BOX ROOM/STUDY, BATHROOM**

**OUTSIDE PATIO BALCONY TO THE REAR**

**OFFERS AROUND £65,000**

\*\*\*\*\*

## **DESCRIPTION**

23 Princes Street is a substantial town centre property offering extensive accommodation on two levels at a modest price as some upgrading will be required.

The property offers excellent value for money and would perhaps offer an ideal Buy to Let investment.

Located within the town centre of Stranraer, the property is within walking distance of all amenities to include Banks, supermarkets, shops, etc.

Early viewing of this property is recommended.

\* \* \* \* \*

## **ACCOMMODATION**

### **VESTIBULE:**

Hardwood front door opens onto vestibule with hardwood flooring and dado rail. Electric meters. Internal "sunrise" timber/glazed door to hall/stair.

### **HALL/STAIR:**

With wood effect floor covering. Dado rail. Large cupboard.



### **LOUNGE:** (15' x 10'8")

Spacious public room to the front of the property. With electric fire in wooden surround. T.V. point. Artex ceiling.



### **KITCHEN:** (11'4" x 8'6")

Sliding door from hall opens onto the kitchen. Good range of modern units both base and wall mounted. Electric hob and double oven. Stainless steel sink with double drainer. Fluorescent strip light. Vinyl floor covering. Tiled splashbacks.



### **SHOWER ROOM:** (12'3" x 6'4" at max)

L-shaped shower room accessed via a few stairs. The shower is housed within a glazed cubicle (electric shower). Wall mirror. Bench. Understair cupboard.

### **UTILITY ROOM:** (9'6" x 3'6")

Currently housing washing machine and tumble dryer. Hardwood/glazed door to rear patio/garden and raised balcony.

**UPSTAIRS**

**FIRST FLOOR LANDING:**

With wood effect flooring.

**BEDROOM 1:** (13' x 10'6")

Spacious bedroom overlooking the front of the property with tiled ceiling. T.V. point/bracket and telephone point.



**BEDROOM 2:** (13' x 8')

Further amply proportioned bedroom overlooking the front of the property with wardrobes and chest of drawers.



**BEDROOM 3:** (9'6" x 9')

Rear facing bedroom with wardrobes and chest of drawers.



**BOXROOM/STUDY:** (6'2" x 7'6")

L-shaped room with shelving and hot water cylinder.

**BATHROOM:** (7' x 5'8")

With pale blue bathroom suite comprising bath, wash-hand basin and w.c. Fully tiled. Vinyl floor. Hatch to attic.

\*\*\*\*\*

**SERVICES:**

Mains water, electricity and drainage. Telephone by arrangement.

**ENTRY:**

Early entry available.

**VIEWING:**

Strictly by appointment only through Rankin & Aitken.

**COUNCIL TAX:**

Band "B".

**PRICE:**

Offers around £65,000 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.**

\*\*\*\*\*

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.