



31 Sheuchan Street,
Stranraer,
DG9 0EA

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

website: www.rankinaitken.co.uk



**MOST ATTRACTIVE MID-TERRACED COTTAGE IN CENTRAL
LOCATION WITHIN STRANRAER.**

FULL DOUBLE GLAZING, GAS CENTRAL HEATING.

GOOD DECORATIVE ORDER THROUGHOUT.

**ACCOMMODATION COMPRISES:- LOUNGE, HALL/STAIR,
DINING/KITCHEN, 3 BEDROOMS, BATHROOM & W.C.**

GARDEN TO REAR

OFFERS OVER £110,000

DESCRIPTION

31 Sheuchan Street is a deceptively spacious home located within the centre of Stranraer close to all amenities.

The property is in excellent decorative order and has a number of attractive features to enjoy.

There is full double glazing and modern gas central heating with an easily maintained rear garden.

The property is within walking distance of Stranraer town centre where there is a good range of shops, Banks and supermarkets as well as recreational, educational and medical facilities.

Agnew park is about a few yards away and the property is located within the catchment area of Sheuchan Primary School.

Early viewing of this attractive home is recommended.

ACCOMMODATION

VESTIBULE:

uPVC / stained glass front door opens onto vestibule with laminate floor. Gas meter covered and electricity metre covered. Internal timber/stained glass door to lounge.

LOUNGE: (18'9"x12'3")

Spacious public room with Dimplex electric fire. Decorative ceiling plasterwork. Television point,

telephone point, shelving/alcoves within chimney breast.



HALL/STAIR:

Providing a link to the kitchen with stair to upper level. W.C. under stair.

DINING/KITCHEN: (13'6" x 11'6")

Attractive well proportioned kitchen diner with a good range of fitted units both base and wall mounted. Laminate floor. Stainless steel single sink with drainer and a mixer tap. Washing machine, tumble drier, electric oven/hob, fridge freezer, gas heating boiler. uPVC/double glazed rear door.



FRONT BEDROOM: (12'2" x 8'9")

Partly coombed ceiling with a view over the front of the property. Roller blinds.



REAR BEDROOM : (11'6" x 8'2"

Further spacious bedroom to the rear with a view over the garden. Wall mounted tv bracket and roller blinds.



BEDROOM 2: (9'3"x 8'9")

Fitted wardrobes/storage with mirrored doors. Skylight window.



OUTSIDE

REAR GARDEN:

Secluded rear garden enclosed with walls and fences. Seating area. Largely laid out in aggregates with rotary clothes drier. Storage shed.



SHOWER ROOM: (8' x 5')

Modern ceramic tiling, electric shower, walk in/wet room, modern W.C. and hand wash basin, wall mounted mirror. Vinyl floor covering. Extractor Fan.



SERVICES:

Mains gas, electricity, water and drainage.

ENTRY:

Early entry available.

VIEWING:

Strictly by appointment only through Rankin & Aitken.

COUNCIL TAX:

Band "C".

PRICE:

Offers over £110,00 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.