



3 OLD PORT AVENUE,
STRANRAER,
DG9 7BQ

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

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**SPACIOUS GROUND FLOOR FLAT IN POPULAR
“RIGHT TO BUY” DEVELOPMENT**

GOOD ORDER THROUGHOUT

FULL DOUBLE GLAZING, ELECTRIC HEATING

**ACCOMMODATION COMPRISES – HALL, KITCHEN,
LOUNGE/DINING ROOM, 2 BEDROOMS, BATHROOM**

SHARED PARKING & DRYING AREAS

OFFERS AROUND £60,000

HOME REPORT AVAILABLE

DESCRIPTION

3 Old Port Avenue represents an excellent opportunity for the first time buyer to enter the housing market. Equally, it may provide a suitable retirement residence being located entirely on one floor at ground level. Also, the property would be an excellent "buy to let" investment opportunity.

The flat is located in a popular "Right to Buy" development where many of the properties are privately owned and some remain the ownership of Dumfries & Galloway Housing Partnership Limited.

The property is in good order throughout and benefits from full double glazing and electric heating.

A bus service passes nearby. There are a range of amenities within walking distance to include convenience stores, Primary School, leisure facilities, etc. The centre of Stranraer is but a short distance further where there is a good range of shops, supermarkets, Banks, etc.

Early viewing is recommended.

ACCOMMODATION

HALL:

With wall cupboard, large walk-in cupboard/drying room and linen cupboard.

BEDROOM 1: (11'6" x 9'9")

Spacious bedroom with venetian blind. Built-in wardrobes with hanging space and shelving.

BEDROOM 2: (11'6" x 9'9")

Spacious bedroom. Built-in wardrobes with hanging space and shelving.

BATHROOM: (7' x 6'4")

White three piece bathroom suite. Electric shower over bath. Laminate tiled floor.

LOUNGE/DINER: (18'5" x 10'9")

Spacious public room with window to the front and large sliding patio doors leading to the balcony at the side. Laminate wood effect flooring. Hatch to kitchen. T.V. point. Thermostat.



KITCHEN: (12' x 10')

Generously proportioned kitchen with a good range of fitted units, both base and wall mounted. Formica worktops. Stainless steel sink. Vinyl floor covering. Hatch to lounge/diner. Electric cooker point.



OUTSIDE

Shared parking and drying area.

SERVICES:

Mains electricity, water and drainage.

COUNCIL TAX:

Band "A".

ENTRY:

Early entry available.

VIEWING:

Strictly by appointment only through Rankin & Aitken.

PRICE:

Offers around £60,000 are invited. Home Report available.

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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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.