



3 SUNNYSIDE,
STONEYKIRK,
BY STRANRAER,
DG9 9DJ

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

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**TRADITIONAL MID-TERRACED COTTAGE IN ATTRACTIVE
COUNTRY VILLAGE**

**REASONABLE ORDER THROUGHOUT ALTHOUGH SOME
UPGRADING WILL BE REQUIRED**

FULL DOUBLE GLAZING, ELECTRIC CENTRAL HEATING

**ACCOMMODATION COMPRISES – VESTIBULE, HALL/STAIR,
LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM**

FRONT & REAR GARDENS, OFF-STREET PARKING

REDUCED PRICE – OFFERS AROUND £64,000

DESCRIPTION

3 Sunnyside represents an excellent opportunity to acquire a traditional mid-terraced cottage at a reasonable price.

Located in the popular village of Stoneykirk, some 5 miles from Stranraer. The property has an open outlook to front and rear over farmland.

Some upgrading of the property will be required as is reflected in the price but with a little imagination, the property will offer an enviable home or holiday residence. Equally, it could provide a valuable Buy to Let opportunity.

The village itself has a Hotel, Shop and Mechanic's Garage. A local bus service runs past.

Early viewing is to be recommended.

DESCRIPTION

VESTIBULE:

uPVC wood effect front door with stained glass feature opens onto vestibule with ceramic tiled floor. Electric meter cupboard. Fifteen pane timber/glazed hardwood door to hall.

HALL/STAIR:

With wood effect flooring. Archway. Wooden staircase with cupboard below.

LOUNGE: (13'6" x 12'2")

Bright well proportioned front facing room with outlook over farmland. Wall lights. Dado rail. Coving. Modern electric fire in tiled hearth with wood mantle/surround.



KITCHEN: (11' x 11'6")

Spacious kitchen with a range of fitted units both base and wall mounted. Plumbing for automatic washing machine. Stainless steel sink. Tiled splashbacks. Vinyl floor covering. uPVC double glazed door to rear garden.



UPSTAIRS

FIRST FLOOR LANDING:

With airing cupboard housing hot water cylinder.

BEDROOM 1: (11'2" x 10'6")

Part coombed ceiling. Most attractive view over open farmland.

BEDROOM 2: (11'2" x 12'6")

Further spacious bedroom to the rear of the property. Velux window. Part coombed ceiling. Open outlook over farmland.

BATHROOM: (7' x 6'6")

With grey bathroom suite comprising bath, wash-hand basin, w.c. and shower tray. Velux window. Part coombed ceiling. Extractor fan. Vinyl floor covering. Wall mounted mirror. Heated towel rail. Separate tiled shower cubicle with glazed door and electric Triton shower.



OUTSIDE

FRONT GARDEN:

Laid out in hardstanding for off-street parking.

REAR GARDEN:

Spacious rear garden with patio areas and lawn/drying green. Gravel path. Ranch style fencing. Drystone wall at the end.

SERVICES:

Mains electricity, water and drainage.

COUNCIL TAX:

Band "B".

ENTRY:

Early entry available.

VIEWING:

Strictly by appointment only through Rankin & Aitken.

PRICE:

Reduced Price - Offers around £64,000 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.