



8 GLENWELL AVENUE,
STRANRAER,
DG9 7BA

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

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**MID TERRACED DWELLINGHOUSE IN POPULAR
RIGHT TO BUY DEVELOPMENT**

SOME REFURBISHMENT REQUIRED

FULL DOUBLE GLAZING, GAS CENTRAL HEATING

**ACCOMMODATION COMPRISES – HALL/STAIR, LOUNGE/DINING
ROOM, KITCHEN, 3 BEDROOMS, BATHROOM**

GARDENS TO FRONT & REAR

REDUCED PRICE - OFFERS AROUND £59,000

DESCRIPTION

8 Glenwell Avenue represents an excellent opportunity for a young family to take the first step on the housing ladder. Equally, the property could offer an excellent buy to let investment.

The property is located in a popular "Right to Buy" area within Stranraer and is in close proximity to Belmont Primary School. A bus route passes nearby.

The centre of Stranraer is but a short distance away where all amenities can be found to include shops, supermarkets, Banks, leisure and recreational facilities, secondary education and medical services.

The property would benefit from some refurbishment but with a little imagination could offer a very comfortable home.

Early viewing of this property is recommended.

ACCOMMODATION

HALL/STAIR:

uPVC front door opens onto the hall/stair. Tiled floor. Carpeted staircase. Understair cupboard. Central heating controls. Electricity meter.

LOUNGE/DINING ROOM: (22'6" x 11'9" at widest and 9'3" at narrowest)

A spacious bright public room with window to the front of the property. Sliding patio doors to the rear. Community door to the kitchen.



KITCHEN: (9'9" x 9')

Compact kitchen with a good range of modern fitted units both base and wall mounted with wood effect doors and granite effect worktops. Wood effect flooring. Stainless steel sink. Gas central heating boiler. Electric cooker. Washing machine.



UPSTAIRS

LANDING:

With cupboard and further large walk-in cupboard.

BEDROOM 1: (11'10" x 9'6")

Spacious double bedroom overlooking the front of the property with built-in wardrobes.

BEDROOM 2: (9' x 8'7")

Further single bedroom overlooking the front of the property with built-in wardrobes.

BEDROOM 3: (11'10" x 9'5")

Further spacious double bedroom overlooking the rear of the property. With built-in wardrobe.

BATHROOM: (6'7" x 6')

Bright bathroom with white modern suite. Tiling. Shower over bath with glazed shower screen.

OUTSIDE

FRONT GARDEN:

With decking ramp leading to front door.

REAR GARDEN:

Terraced rear garden. Easily maintained with drying area and decking area. Rear access gate.

SERVICES:

Mains water, electricity, gas and drainage.

ENTRY:

Early entry available.

VIEWING:

Strictly by appointment only through Rankin & Aitken.

COUNCIL TAX:

Band "B".

PRICE:

Reduced Price - Offers around £59,000 are invited to include carpets, floor coverings, cooker, washing machine, fridge and freezer.

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.