



DEVONIA,
DALRYMPLE STREET,
STRANRAER,
DG9 7DH

SOLICITORS & ESTATE AGENTS
4/6 SOUTH STRAND STREET
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**WELL PROPORTIONED SEMI-DETACHED DWELLINGHOUSE IN
TOWN CENTRE LOCATION**

SPACIOUS ACCOMMODATION WITH PERIOD FEATURES

FULL DOUBLE GLAZING, GAS CENTRAL HEATING

**ACCOMMODATION COMPRISES – PORCH/CONSERVATORY,
HALL/STAIR, LOUNGE, KITCHEN, BATHROOM, 3 BEDROOMS**

WOODEN GARAGE, GREENHOUSE

OFF-STREET PARKING

PRICE GUIDE – OFFERS AROUND £110,000

DESCRIPTION

Devonia offers an excellent opportunity to acquire a spacious semi-detached family villa at a reasonable price. Some rooms have been stripped/prepared for redecoration and old carpets have been removed for convenience of fitting new floor coverings as required.

The property benefits from full double glazing and gas central heating and is located in a town centre site with off-street parking.

There is easy access to the various amenities within Stranraer Town Centre to include Primary and Secondary education, a good range of shops and supermarkets as well as medical facilities.

Early viewing of this property is to be recommended.

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ACCOMMODATION

PORCH/CONSERVATORY: (10'6" x 5')

uPVC double glazed porch/conservatory at front door. uPVC front door to hall. Circular window to stair.

HALL/STAIR:

Spacious reception hall with wooden staircase to upper level and under stair cupboard housing central heating boiler (Potterton Combi).

LOUNGE: (14'9" x 11'10")

Bright attractive public room overlooking the front garden with living flame gas fire in yellow marble effect hearth.



KITCHEN: (10'4" x 9'6")

Rear facing kitchen overlooking the garden. A range of fitted units. Fluorescent strip light. Pulley. Linen cupboard and larder cupboard. Stainless steel sink and drainer. Tiled splashbacks. Access to rear vestibule.



REAR VESTIBULE:

Providing access to the uPVC rear door. Large cupboard. Electric meters.

BATHROOM: (6'9" x 6'9")

Recently upgraded bathroom with modern white suite. Shower over bath. Modern radiator.

UPSTAIRS

LANDING:

With large cupboard.

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

Rear facing bedroom with built-in wardrobe. Ideal for a child. Ready prepared for redecoration.

BEDROOM 2: (13'9" x 10'3")

Further rear facing double bedroom with corner fireplace in tiled hearth. Built-in wardrobe. Ready prepared for redecoration.

BEDROOM 3: (11'6" x 11'10")

The most spacious of the bedrooms overlooking the front garden with fireplace in tiled hearth.

OUTSIDE

REAR GARDEN:

With wooden garage and greenhouse. Drying green/vegetable patch. Slabbed path. Gravel drive with off-street parking.

FRONT GARDEN:

Enclosed with a low wall and wrought iron gates. Gravel path and flower beds/shrubberies.

SERVICES:

Mains water, electricity, gas and drainage.

ENTRY:

Early entry available.

VIEWING:

Strictly by appointment only through Rankin & Aitken.

COUNCIL TAX:

Band "D".

PRICE:

Offers around £110,000 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.