



**83 SHEUCHAN STREET,**  
**STRANRAER,**  
**DG9 0EE**

**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](mailto:enq@rankinaitken.co.uk)

website: [www.rankinaitken.co.uk](http://www.rankinaitken.co.uk)



**EXCEPTIONALLY ATTRACTIVE SEMI-DETACHED PROPERTY**  
**WITH BREATHTAKING OUTLOOK OVER LOCH RYAN**

**FULL DOUBLE GLAZING, GAS CENTRAL HEATING**

**EXCELLENT ORDER THROUGHOUT**

**ACCOMMODATION COMPRISES:- ENTRANCE PORCH,**  
**HALL/STAIR, LIVING ROOM, KITCHEN/DINER, CONSERVATORY,**  
**2 BEDROOMS, SHOWER ROOM**

**GARDENS TO FRONT AND REAR**

**OFFERS OVER £110,000 ARE INVITED TO INCLUDE CARPETS,**  
**FLOOR COVERINGS AND INTEGRATED APPLIANCES**

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## DESCRIPTION

83 Sheuchan Street represents an extremely rare opportunity to purchase a beautifully appointed semi-detached home with an enviable outlook over Loch Ryan to Cairnryan.



The property is in superb decorative order throughout and has been extremely well looked after by the current proprietor.

The property benefits from full double glazing and gas central heating and is in excellent decorative order. This property really does need to be viewed to be fully appreciated.

Demand for this property is expected to be high.

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## ACCOMMODATION

### ENTRANCE PORCH: (5" x 4"3)

UPVC double glazed oak effect front door and glazing, pine lined walls and ceiling, walk in shelved cupboard with electricity metres (5" x 3"7) timber/glazed interior door to hall/stair.

### HALL/STAIR:

Understairs cupboard and further large walk in cupboard housing gas central heating boiler.

### LIVING ROOM: (16" x 10"6)

Exceptionally spacious public room with communicating door to the kitchen diner and double doors to the conservatory at the rear. Electric fire and wooden surround.



### CONSERVATORY: (10"3 x 9"6)

Double glazed conservatory at the rear of the property with patio doors opening onto the garden. Wood effect laminate flooring.



### KITCHEN/DINER: (16"4 x 8" at max)

Generously proportioned kitchen/diner with stunning dual aspect view over Lochryan. A good range of modern fitted units both base and wall mounted with granite effect worktops and asterite sink with single drainer, vinyl floor covering, electric oven and hob, integrated fridge/freezer, free standing washing machine, tiled splashbacks and ample space for dining.



## UPSTAIRS

### LANDING:

Further superb outlook over Lochryan, linen cupboard and hatched attic space.

### FRONT BEDROOM: (10"6 x 10"3)

Spacious well-appointed double bedroom with outstanding view to Loch Ryan. Fitted wardrobes, units, dressing table and drawers.



### REAR BEDROOM: (13"3 x 10"6)

Spacious double bedroom with fitted wardrobe/ units and view to the rear garden.



### SHOWER ROOM: (6"6 x 5"6)

Attractive modern shower room with whitewash hand basin and W.C, glazed shower cubicle, pine lined ceiling and vanity unit.



## OUTSIDE

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### REAR GARDEN

Secluded fully enclosed rear garden with drying area. Garden shed not included.



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.

### FRONT GARDEN

Most attractive front garden enclosed with walls, shared pathway leading to rear garden.

### SERVICES:

Electricity, water and drainage.

### ENTRY:

Early entry available.

### VIEWING:

Strictly by appointment only through Rankin & Aitken.

### COUNCIL TAX:

Band B.

### PRICE:

Offers over £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.**