



SANNOX,
BROOKFIELD CRESCENT,
STRANRAER,
DG9 0HY

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

website: www.rankinaitken.co.uk



**SUBSTANTIAL SEMI-DETACHED VILLA IN DESIRABLE WEST
END LOCATION**

GOOD ORDER THROUGHOUT

**EXTENSIVE ACCOMMODATION ON TWO LEVELS, FULL DOUBLE
GLAZING, GAS CENTRAL HEATING**

GENEROUS MATURE GARDENS

OFF STREET PARKING

**ACCOMMODATION COMPRISES: VESTIBULE, HALL/STAIR,
LIVING ROOM, DINING ROOM, KITCHEN, UTILITY AREA,
CONSERVATORY, GROUND FLOOR BEDROOM, SHOWER ROOM,
3 FURTHER BEDROOMS, BATHROOM**

OFFERS OVER £169,000 ARE INVITED

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DESCRIPTION

Sannox provides an excellent opportunity to acquire a substantial semi-detached villa in the popular West End location of Brookfield Crescent.

The property is in good order throughout although some redecoration/upgrading may be considered appropriate.

The property benefits from full double glazing and gas central heating with extensive accommodation on two levels and generously proportioned gardens.

The property is located within the catchment area of Sheuchan Primary School and is a short distance from Stranraer town centre. Bus service passes nearby.

This property would be an ideal family home and early viewing is recommended as demand is expected to be high.

ACCOMMODATION

VESTIBULE: (8"5 x 4"9 at max)

UPVC double glazed front door, wood effect laminate flooring, hard wood/glazed main door to hall/stair.



HALL/STAIR:

Coat alcove with hanging rail, wooden staircase to upper level.

LIVING ROOM: (14"1 x 11"5)

Amplly proportioned public room with a view to the front garden. Flame gas fire with wooden surround with marble effect hearth. Shelved alcove with arched mirror, coving, open plan with dining room.



DINING ROOM: (10" x 9"8)

bright dining space overlooking the rear garden with communicating door to kitchen, view over open farmland to rear and rear garden/patio area.



KITCHEN: (10"6 x 10")

Again, overlooking the rear garden, a bright spacious kitchen with a range of modern units both base and wall mounted in oak with formica worktops, tiled splashback, stainless steel sink, single drainer, mixer tap, gas hob, electric double oven, extractor hood, fridge, larder cupboards.

**GROUND FLOOR BEDROOM:**

(14"10 x 7"6 at max)

L shaped bedroom with windows to two elevations providing views to the front and side garden. Alternatively, this would be an excellent office space for those working from home.

**UTILITY AREA:** (20"5 x 6")

UPVC wood effect front door to the northern elevation, wooden/glazed door to conservatory and archway to ground floor bedroom/shower room. Fluorescent strip lighting, plumbed for automatic washing machine/ tumble dryer, various power sockets.

W.C./SHOWER ROOM: (5"3 X 4" excluding shower cubicle)

Useful additional w.c./shower room with vinyl floor, wall mirror, Mira sprint electric shower in tiled cubicle with folding glazed door, dove grey wash basin, w.c. and shower tray and an extractor fan.

CONSERVATORY: (12"10 x 7"2)

To the rear of the property, double glazed conservatory with patio doors opening onto the patio/rear garden with tiled floor.



UPSTAIRS

LANDING:

With a view to side garden.

BEDROOM 1: (10"8 x 8"8 at max)

L shaped bedroom with a view towards Cairnryan and shelved cupboard.



BEDROOM 2: (14" x 13"3)

Further L shaped bedroom with built in wardrobe, shelved cupboard, hatch to loft space and view towards Cairnryan.



REAR BEDROOM: (13"10 x 8"10)

Further spacious bedroom with fitted cupboards, open outlook to the rear over farmland.



BATHROOM: (6"9 x 5"5)

Attractive bathroom with vinyl flooring, vanity unit, dove grey sanitary ware and bath, ceramic tiling to dado height (full height around bath) wall mirror, Mira jump electric shower over bath.



OUTSIDE

FRONT GARDEN

Neat front garden enclosed by hedge and low wall. Driveway/parking area.



REAR/SIDE GARDEN

Extensive garden areas to the side and rear with mature shrubs and plants. Patio area and barbecue. Large area of ground which can be used for a substantial extension (subject to local authority consents).





SERVICES:

Electricity, gas, water and drainage.

ENTRY:

Early entry available.

VIEWING:

Strictly by appointment only through Rankin & Aitken.

COUNCIL TAX:

Band D.

PRICE:

Offers over £169,000 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.**

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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.