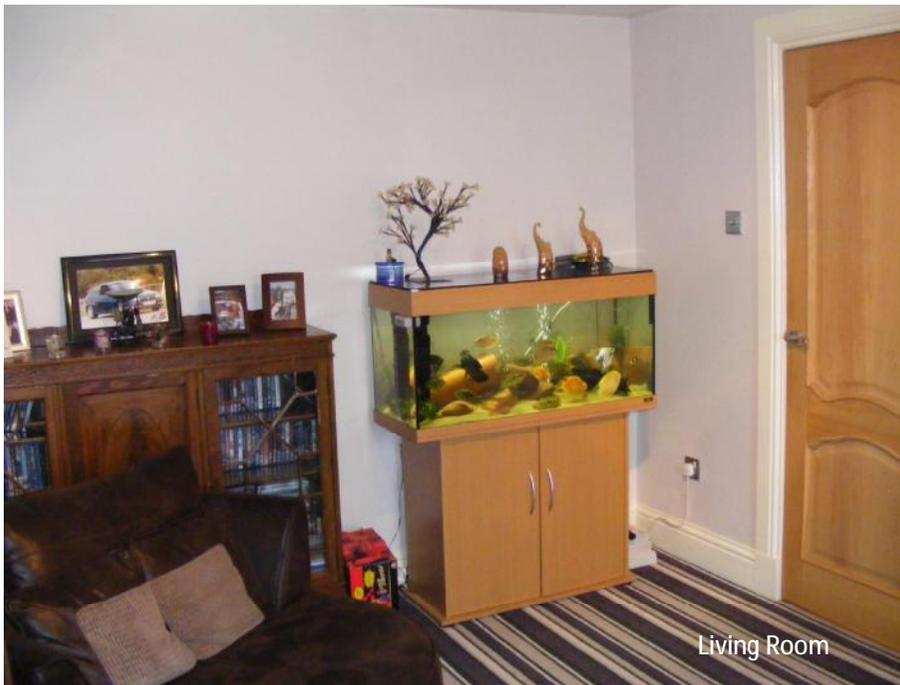




5 ARRAN COURT
STRANRAER
DG9 0EW



Living Room



Living Room

5 Arran Court Stranraer

This is a roomy maisonette providing accommodation over two floors. Built circa mid 1960's the property forms part of a larger four storey block which comprises a total of 12 individual properties.

This is a roomy maisonette providing accommodation over two floors and extending to approximately 904sq ft (gross internal floor area). The property is double glazed and central heating is by way of gas.

The accommodation provided is arranged as follows: Hall with uPVC front door. From the hall there is access off to the kitchen and living room. Stair to the accommodation on the upper floor. Two under stairs storage cupboards the larger of which houses the gas central heating boiler and electrical switch gear. There is a large walk in cupboard fitted with light and power. The kitchen is fitted with a contemporary range of base and wall mounted cabinets in a beech effect finish and offering integrated hob, oven and extractor canopy. There is also a wide breakfast bar. The kitchen has a double glazed window to rear. The living room has a rear facing window. Moving upstairs the landing, with double glazed window to front, affords access to the three bedrooms and bathroom. There is also a built in cupboard. Bedroom 1 is a good size double bedroom with dual aspect windows front and rear. Bedroom 2 has a rear window and bedroom 3 is also rear facing with the benefit of having two built in wardrobes. The bathroom is fitted with a three piece suite in white comprising wc, wash hand basin and bath with electric shower fitted over bath. The bathroom has a front facing window.

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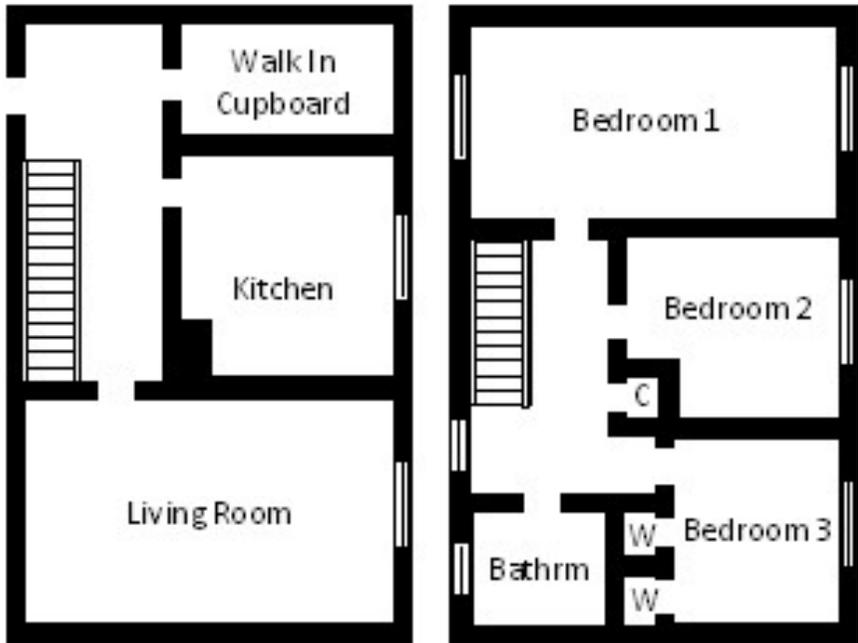
From the rear facing windows there is an easterly aspect over neighbouring rooftops with a glimpse aspect of Loch Ryan and beyond. Arran Court is situated in Stranraer's west end where all amenities are readily accessible. Adjacent to Arran Court is a car park.

Stranraer provides secondary and primary schooling, general hospital and a variety of independent and multiple retailers, a leisure centre with swimming pool and a number of hotels and restaurants. At Stranraer Harbour there is a railway station affording connections north to Ayr, Prestwick Airport and Glasgow. There are ferry connections from Cairnryan to Northern Ireland. Wigtownshire is a corner of south west Scotland renowned for its wonderful contrasting and unspoilt scenery and particularly mild climate throughout the year. Attractions in the area include the Mull of Galloway, Scotland's most southerly point; the Southern Upland Way; excellent golf courses; Logan Botanic Garden; Galloway Forest Park. There are the usual field sports, rivers for fishing and many delightful inland and coastal walks to be enjoyed.

Ayr 51 miles, Prestwick Airport 55 miles, Dumfries 72 miles, Carlisle 106 miles.
All mileage is approximate.

Living Room	9'11" x 15'11"
Kitchen	9'10" x 12'6" reducing to 10'5"
Bedroom 1	15'11" x 8'10"
Bedroom 2	9'7" x 8'8" reducing to 6'11"
Bedroom 3	7'5" x 9'11"
Bathroom	6'4" x 5'8"

Dimensions are approximate





Directions

From A77 Port Rodie roundabout continue straight on to Agnew Crescent and on to Sheuchan Street. Proceed straight ahead turn left at Leswalt High Road and first left to car park serving Arran Court. The block which is Arran Court is situated on the left hand side in the corner of Sheuchan Street and Leswalt High Road. On entering the block take the stairs to the very top floor turning left on alighting the landing.

General Comments

Home Report is available, details on request.

We understand that the management of the block is overseen by Dumfries & Galloway Housing Partnership and a contribution towards the maintenance and repair cost to the shared elements is payable to Dumfries & Galloway Housing Partnership. At the time of preparing the particulars (November 2013) the contribution by our client is £13.56 per month. Should further clarification be required in this regard please do not hesitate to ask for information.

Offers

Offers should be submitted to the agents in writing through a solicitor. Interested parties are advised to register their interest formally through their own solicitor. Should a closing date for offers be set only those parties who have registered interest formally will be notified. Prospective purchasers are advised that the vendor reserves the right to accept any offer at any time.

Council Tax: Band C Tenure: To be advised. EER: Band D (66)

Viewing

By appointment only. Contact the agents, G♦A♦P, telephone 01776 700060

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Floor plans are schematic and not to scale. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.

Pre-sale Appraisal: If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. For full details contact one of our branches.



Bedroom 2



Bedroom 3



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