





Living Room



Sitting Room—View 2

Second floor flat situated close to the town centre and all local amenities. The property is in good condition throughout and benefits from recent uPVC windows, night store heaters and wall convector heaters.

The property consists of Hallway, Lounge, Kitchen, Bathroom, 2 Bedrooms, and Boxroom

This is a very tidy property, an excellent first time buy or would be a perfect buy to let opportunity.

LIVING ROOM—

Windows to front and rear and uPVC glazed door to front leading to tiled balcony with metal railings and balustrade. Nightstore heater.

KITCHEN—

Window to front. Fitted with a range of wall and floor units with ample worksurfaces, tiled splashbacks and single drainer aluminium sink. Space for slot in electric cooker and undercounter fridge. Space and plumbing for washing machine.

BEDROOM 1—

Window to front. Built-in storage cupboards. Convector wall heater.

BEDROOM 2—

Window to rear. Convector wall heater.

BATHROOM—

Fitted with a modern white suite comprising back to wall wc, wash hand basin set in vanity unit and bath with mira electric shower over. Partial wet wall panelling. Dimplex bathroom wall fan heater

Living room	Approx 3.22m x 5.49m
Kitchen	Approx 3.29m x 2.17m
Bedroom 1	Approx 3.64m x 3.53m
Bedroom 2	Approx 3.53m x 2.99m
Bathroom	Approx 1.93m x 1.66m

Room dimensions are all approximate



Kitchen



Bedroom 1

The Area

Stranraer provides secondary and primary schooling, a general hospital, a variety of independent and multiple retailers, 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 at Cairnryan to Northern Ireland.

Anti Money Laundering Regulations

An important change came into force on 26th June 2017 in connection with Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations which now require us as selling agents to conduct due diligence not only on our client (the sellers) but also on purchasers. We are required by law to ask purchasers to provide identification at the point of making an offer. Identification required is proof of identity (such as a passport or driving license) and a formal item of correspondence confirming the purchasers present address such as a utility bill, council tax notice, bank/credit card statement, mortgage statement or HMRC correspondence. Identification is required in order for the transaction to proceed.

General Comments

Home Report is available on request. Mains water , electricity and drainage.

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 A. **EER:** Band C 71

Viewing

By appointment only. Contact the agents, G♦A♦P, t: 01671 402104 e : galloway@gapinthemarket.com

We have attempted to make our sales details as accurate as possible from the information we have about this property. Please note room dimensions are approximate. 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



Bathroom



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