



**30 ORCHARD ROAD**  
**STRANRAER,**  
**DG9 7QG**

**SOLICITORS & ESTATE AGENTS**  
**4/6 SOUTH STRAND STREET**  
**STRANRAER DG9 7JW**

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**ATTRACTIVE, WELL-MAINTAINED END OF TERRACE PROPERTY**  
**IN POPULAR "RIGHT TO BUY" AREA**

**FULL DOUBLE GLAZING, GAS CENTRAL HEATING, GOOD**  
**ORDER THROUGHOUT**

**ACCOMMODATION COMPRISES:- LIVING ROOM, KITCHEN, 2**  
**BEDROOMS, SHOWER ROOM**

**GARDENS TO FRONT AND REAR**

**GARAGE**

**OFFERS OVER £85,000 ARE INVITED**

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## DESCRIPTION

30 Orchard Road represents an excellent opportunity for the first-time buyer to get a foot on the property ladder or equally could offer an attractive "buy to let" investment opportunity.

The property is in good order having been well maintained by the current owner and benefits from full double glazing and gas central heating.

The property is centrally located with a bus service near by and primary and secondary education facilities in the locality. The town centre of Stranraer is a short distance away where there is a good range of shops, banks and supermarkets. The Ryan Centre sports/theatre facility is but a short walk away.

Early viewing of this attractive home is recommended.

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## ACCOMMODATION

### HALL/STAIR:

Upvc double glazed wood effect front door opens onto hall/stair, under stair cupboard housing gas central heating boiler.

### LIVING ROOM: (18"9 X 11"9)

Spacious dual aspect public room with windows to front and rear, gas fire in tiled harth.



### KITCHEN: (7"9 x 9"8)

Galley style kitchen with wood effect laminate flooring, a good range of modern fitted units both base and wall mounted with wood effect doors and granite effect work tops, fluorescent strip lighting, stainless steel sink, tiled splashbacks, integrated appliances, electric oven and hob, extractor hood, washing machine? Upvc rear door to rear garden.



## UPSTAIRS

### FRONT BEDROOM: (16"5 x 8"10)

Large double bedroom overlooking the front garden with wall cupboard.



**REAR BEDROOM:** (12" x 9"6")

Further amply proportioned double bedroom with a view to the rear garden.

**SHOWER ROOM:** (6"4 X 5"6)

Well-appointed modern shower room with modern white W.C. and wash hand basin. Shower Cubicle with curved glazed screen, ceramic floor tiling. Tiling to dado height and spotlights.

**OUTSIDE****FRONT GARDEN:**

Enclosed with hedges and laid out largely in lawn, blocked paving foot path.

**REAR GARDEN:**

Large rear garden enclosed by wooden fencing and hedges.

**GARAGE:**

Separate garage with access via garage site adjoining.

**SERVICES:**

Mains gas, electricity, water and drainage

**ENTRY:**

Early entry available.

**VIEWING:**

Strictly by appointment only through Rankin & Aitken.

**COUNCIL TAX:**

Band B.

**PRICE:**

Offers over £85,000 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.