



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

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**5 WAVERLEY PLACE,
STRANRAER,
DG9 7DN**



TRADITIONAL TERRACED COTTAGE IN CENTRAL LOCATION

**GOOD ORDER THROUGHOUT ALTHOUGH SOME UPGRADING
MAY BE REQUIRED**

FULL DOUBLE GLAZING, GAS CENTRAL HEATING

**ACCOMMODATION COMPRISES:- VESTIBULE, HALL/STAIR,
LOUNGE, KITCHEN, BATHROOM, SUN ROOM, 2 BEDROOMS**

REAR GARDEN WITH OUTBUILDINGS

ACCESS LANE TO REAR

REDUCED PRICE - OFFERS AROUND £60,000

DESCRIPTION

5 Waverley Place provides an excellent opportunity for the first time buyer to enter the housing market. Equally, the property would offer an attractive "Buy to Let" investment.

The property is a traditional terraced cottage located within the centre of Stranraer with easy access to the nearby Medical Centre and Hospital. The centre of Stranraer is but a short walk away where there is a good range of shops, supermarkets, Banks, and recreational facilities.

The property is fully double glazed and in good decorative order but some upgrading may be considered appropriate.

Early viewing of this attractive home is recommended.

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ACCOMMODATION

VESTIBULE:

uPVC double glazed front door with "leaded glass" opens onto the vestibule. With electric meters and gas meter. Wood effect panelling to dado height. Timber/glazed door to hall/stair.

HALL/STAIR:

Hallway providing access to other accommodation. Wooden staircase with balustrade. Understair cupboard.



LOUNGE: (11'6" x 11'6")

Attractively decorated with a view to the front of the property. Tiled hearth incorporating "Living Flame" gas fire. Electric fire in hearth. Shelved alcove cupboard. Hatch to kitchen.



KITCHEN: (11' x 9'3")

Good range of modern units both base and wall mounted in white with black granite effect worktops. White asterite sink with single drainer. Electric cooker point. Fluorescent strip light.

REAR HALL:

With shelved cupboard. Rear double glazed door to garden.

BATHROOM: (6' x 8')

Full ceramic tiling. Peach coloured bath. White w.c. and wash-hand basin. Separate shower cubicle with Mira electric shower. Wall mounted fan heater.

SUN ROOM: (6'6" x 9'6")

To the rear with sliding patio doors overlooking the rear garden.

UPSTAIRS

BEDROOM 1: (14'9" x 8'9")

Spacious front facing bedroom with built-in wardrobes. Dormer window. Slight coomb. Radiator.

BEDROOM 2: (11' x 9'9")

Rear facing bedroom with built-in wardrobes. Dormer window. Radiator.

REAR GARDEN:

Enclosed with walls. Greenhouse. Outbuilding housing central heating boiler. Gate to rear access lane.

SERVICES:

Mains water, gas, electricity and drainage.

COUNCIL TAX:

Band "B".

ENTRY:

Early entry available.

VIEWING:

Strictly by appointment only through Rankin & Aitken.

PRICE:

Reduced Price - Offers around £60,000 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.**



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.