

G·A·P

Galloway & Ayrshire Properties



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**'Hawthorn Bank'**  
11 Seabank Road  
Stranraer  
DG9 0EF



An opportunity arises to purchase a detached traditional property located in the west end of Stranraer. Under a slate roof and in need of some TLC, the property offers potential for a generous family home.

Occupying a most pleasant location within the much sought after and popular residential west end of Stranraer, this is a detached property which provides well proportioned and extremely comfortable family accommodation on two floors.

To the front, we have a low stone wall with gravelled garden, a variety of shrubs and pathway to the front door. To the side, we have another lower wall with access for vehicles with off-road parking for 2 or 3 cars and a single detached garage under a pitched felted roof, up over door to the front and side door. Behind the garage is an additional area of garden which has been used as a vegetable garden 18 x 12m (approx.). At the rear of the garage is the vegetable garden with drying area and lawn, three greenhouses, raised beds & mature hedge. At the rear of the house is a lovely enclosed and mature garden with camellias, fruit trees, shrubs and area of lawn; metal storage shed with log lean to, to one side. Ornamental pond and further shrubbery with a paved patio immediately to the rear. Outside tap & outside lights.

Local amenities include general store, Sheuchan Primary School and access to Agnew Park close by. All major amenities are located in and around the town centre approximately 1 mile distant and include supermarkets, healthcare, indoor leisure pool complex and secondary school.

**Offers Over: £175,000 are invited.**



## **Accommodation**

### **Vestibule 1.56 x 1.44m**

UPVC door, front D.G window, meter cupboard with electricity meter and consumer unit, original tiled floor, original etched glass door.

### **Hallway 1.98 x 4.17m**

Radiator, wall lights, under stair storage cupboard, ceiling light and original rose and cornice; carpeted stairs with open painted timber balustrade.

### **Sitting Room 4.23 x 5.26m**

Good size sitting room with a large double glazed bay window with vertical blinds, radiator, original tiled fireplace with wood burning stove, picture rail, original cornice, ceiling light, power points and TV connection.

### **Ground Floor Bedroom 4.05 x 4.17m**

Two front and one side D.G window, sealed fireplace, radiator, power points, ceiling light, wall light and built in shelved press.

### **En Suite 2.2 x 1.154m**

Half size WHB, WC, shower tray with electric shower, Velux window and rear D.G window, wall heater, mirrored cabinet.

### **Bathroom 1.86 x 3.11m**

A burgundy coloured suite comprising WHB bidet & WC, pine wall panelling, ceiling light, radiator and opaque D.G window.

### **Kitchen 3.31 x 3.4m**

Side D.G window, single drainer stainless steel sink, range of wall and base cupboards in wood finish, plumbed for washing machine; Breakfast bar, point for a gas fired cooker, modern Worcester gas fired combi boiler (2019), heating controls, immerser, power points, wall mounted TV with connections, loft hatch, strip light, vinyl flooring.

### **Breakfast room 1.96 x 3.64m**

Side D.G window, pine panelling, cloak rail. Ceiling light and power points.

### **Conservatory 2.62 x 5.35m**

Fully double glazed and carbon fibre roof, small side door to the fishpond. Door to the patio, wall panelling below sill, wall light and power points.

**Conditions of Sale** 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. 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.



### Upper floor

#### Landing

Loft hatch, ceiling light and built in storage cupboard.

#### Bedroom 2 3.23 x 3.99m

Double room with rear Velux window with fitted venetian blind, front facing dormer style window, coombed ceilings, power points, radiator, cornice and ceiling light.

#### Bedroom 1 4.24 x 4.27m

Front D.G windows, side facing Velux with fitted venetian blind, radiator, part coombed ceilings. Generous size double room with built in storage cupboard.

#### Bathroom 2.8 x 3.15m

Rear D.G window, wall panelling, WC, WHB, bath with electric shower, wall panelling, shower screen and radiator. Shaver point/light and medicine cabinet.



#### **Disclaimer: Misrepresentation Act 1967**

The particulars on this website do not form part of any contract. Galloway & Ayrshire Properties Limited and its employees or agents is not authorised to warrant the condition of or description of the property on behalf of the seller. Whilst information and particulars are given in good faith, intending purchasers must satisfy themselves independently as to the accuracy of all matters on which they rely upon.





**NOTES**

It is understood that, on achieving a satisfactory price, the vendors will include the fitted carpets and blinds throughout.

**COUNCIL TAX** - Band (£2,167.62 for 2021/22 to include water and drainage)

**EPC Rating - D - 59**

**SERVICES**

Mains water, drainage, gas & electricity

**VIEWING ARRANGEMENTS**

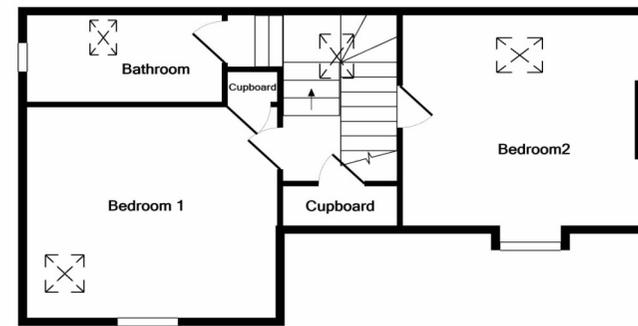
Through the selling agents, Galloway & Ayrshire Properties Limited at their Newton Stewart office. 01671 402104

**OFFERS**

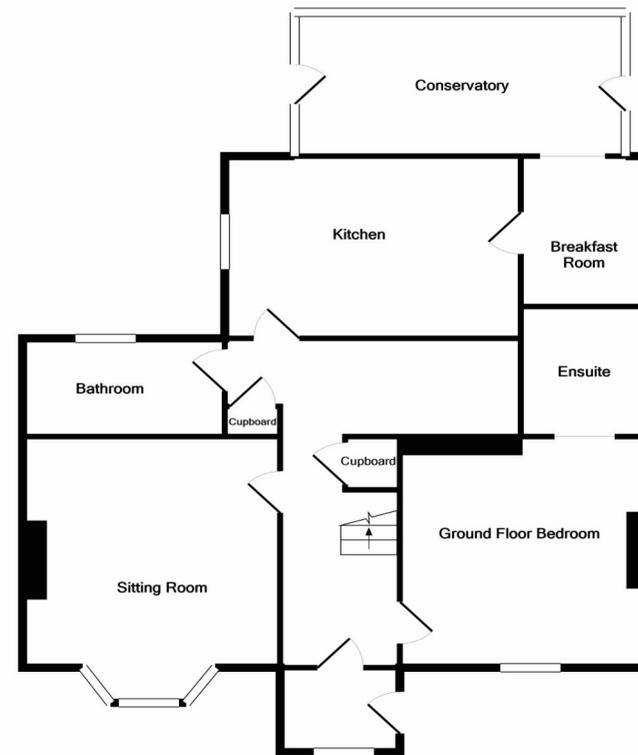
Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

**PRICE**

On application to the selling agents.



1st Floor



Ground Floor

Measurements are approximate. Not to scale. Illustrative purposes only  
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