



**Spacious, light, and airy lounge**

**Boasts a separate utility room**

**Large, four-piece upstairs bathroom**

**Pleasant yard located at the rear**

**Walking distance to shops in town centre**

**Generously sized fitted kitchen**

**Two well presented, spacious bedrooms**

**Benefits from a large loft room**

**An excellent home for a first-time buyer**

**Close to the picturesque harbour and shoreline**

Located at the end of this quiet, row of traditional terraced properties is this well presented home. The property offers good value for money and would be an ideal choice for first-time buyers, couples and perhaps somebody looking to downsize. It may also attract the attention of a buy to let investor. Just a short walk from the property you will find numerous shops, not only that, but the town centre and picturesque harbour are also within easy reach. Numerous schools including Grasslot Infant School, Our Lady and St Patrick's and Ewanrigg Junior School are all within walking distance. The property is light and airy, with neutral décor throughout. Step inside and you'll find yourself in the vestibule, which leads through to the spacious lounge. Beyond the lounge you'll find a generously sized kitchen, with plenty of space for a breakfast table and chair set. From the kitchen, you will find yourself in a rear hall which leads to the handy utility room, and out to the yard, via a uPVC door and also up to the first floor landing. On the first floor, the landing is rather spacious, with a large cupboard, and leads to both bedrooms. Both bedrooms are well presented and offer plenty of space. From the second bedroom, there is a pulldown, folding ladder which leads to a large and versatile loft room. The spacious, four piece bathroom suite is also located on the first floor. At the rear of the property, there is a pleasant yard, which benefits from gated access. Internal viewing is recommended to fully appreciate all this property has to offer.

## ACCOMMODATION

### Vestibule

The vestibule is accessed by a uPVC door, with a large, frosted glass panel allowing in plenty of natural light. There is tile flooring, and the vestibule leads through to the lounge.

### Lounge

The spacious and well presented lounge benefits from a pebble effect, electric fire, set on a black hearth with matching insert and contrasting surround. The room has a large radiator and a uPVC double glazed window to the front. Provides access to the kitchen.

### Kitchen

A generously sized kitchen comprising of cream wall and base units, with a complementary worktop and tile splashback's. There is a stainless steel sink with drainer board and mixer tap, set below a uPVC double glazed window that looks out onto the rear. The kitchen has space for a breakfast table and chair set, space for a cooker and a radiator provides plenty of warmth. There is also an under stairs storage cupboard which has a power point and has been used to house the fridge freezer. A door leads through to the rear hall

### Rear hall

There are stairs to the first floor landing. The hall also opens up to a secondary hallway.

### Secondary hallway

Here you will find access to the utility room, whilst a uPVC door leads out to the rear.

### Utility room

The utility room benefits from plumbing for a washing machine, and space for a tumble dryer. There is a radiator, and the utility houses the combi boiler. A uPVC double glazed, frosted window allows in plenty of light.

### First floor landing

The landing benefits from a spacious cupboard and leads to both bedrooms and the bathroom.



### **Bedroom one**

A spacious double bedroom, with a radiator and a uPVC double glazed window, looking out to the front.

### **Bedroom two**

A second, good sized bedroom, with a radiator and a uPVC double glazed window. There are pull-down folding ladders that lead up to the loft room.

### **Bathroom**

A spacious, four-piece suite, comprising of a bath with mixer tap and shower attachment. There is also a shower cubicle, toilet, and pedestal hand wash basin. The bathroom has partially tiled walls, a radiator and two uPVC double glazed, frosted windows.

### **Loft room**

This room makes a superb home office and offers plenty of versatile space. The room boasts a built-in cupboard and a skylight.

### **Exterior**

At the rear of the property, there is a well-maintained yard which gets the sun and benefits from gated access.

### **TENURE**

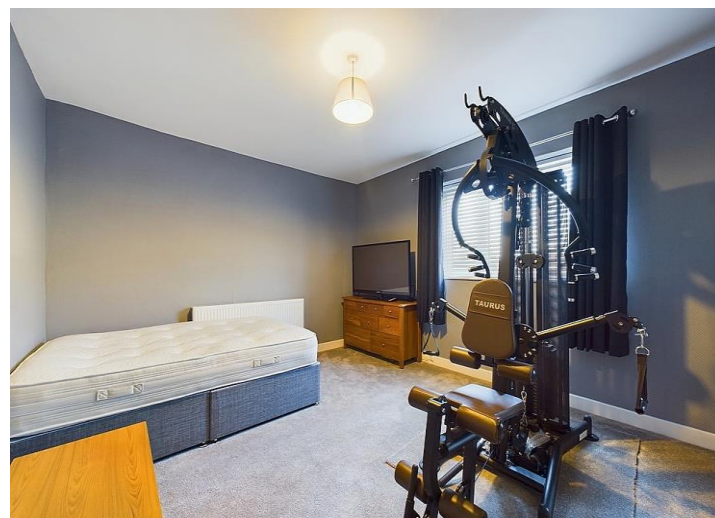
We have been informed by the vendor that the property is freehold.

### **COUNCIL TAX BAND A**

### **EPC TBC**

### **LOW FEES, LOCAL EXPERTISE**

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## MORTGAGES

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## NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.





Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
1044.99 ft<sup>2</sup>

Reduced headroom  
12.36 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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