



[www.swpc.co.uk](http://www.swpc.co.uk)

**Offers Over £270,000 are invited**

**'Wellbrook'**  
23 Sun Street  
Stranraer  
DG9 7JL





Located only a short walk from the town centre and within easy reach of all major amenities, this is a substantial detached family home, which has many features to appreciate which include a splendid modern kitchen, spacious lounge, delightful shower room, potential ground floor bedroom, uPVC double glazing, and gas fired central heating. The property retains several of its original period features, including attractive internal woodwork, original staircase & splendid cornicework. In good condition throughout, this property offers spacious family accommodation over two levels. The property is set amidst its own generous area of maintained garden ground allowing ample off road parking. This property would make an ideal family home and viewing is to be thoroughly recommended.

CONSERVATORY, ENTRANCE PORCH, HALLWAY, LOUNGE, DINING ROOM, SITTING ROOM, SHOWER ROOM (GROUND FLOOR), GYM/ STUDY (5TH BEDROOM), DINING KITCHEN, 4 DOUBLE BEDROOMS, BATHROOM, LARGE GARAGE, FULLY ENCLOSED GARDEN





Located only a short walk from the town centre and all major amenities this is a most substantial family home which provides very well-proportioned family accommodation over two levels.

This property retains a number of original period features, including attractive internal woodwork, attractive cornicework, original staircase, and an original period fireplace. An ideal family home to include, a splendid modern kitchen, modern shower room, spacious lounge, potential ground floor bedroom, uPVC double glazing, and gas fired central heating.

This tastefully decorated residence is in immaculate condition throughout.

It is set amidst its own area of maintained garden ground, with ample room for vehicle parking to the front as well as having a large extended garage. This property would make an idea family home with four double bedrooms and three public rooms.

Local amenities within easy reach include a supermarket, Stair Park, church, primary/secondary schooling, and small hotel while all major amenities including healthcare, indoor leisure pool complex and a full range of shops are located in and around the town centre approximately 500 yards distant.

Viewing of this excellent property is to be thoroughly recommended.

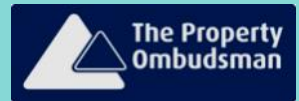
**Conditions of Sale** We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of 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. Terms and conditions apply. For full details contact one of our branches.





[www.swpc.co.uk](http://www.swpc.co.uk)

South West Property Centre  
Charlotte Street  
Stranraer  
DG9 7ED  
01776 706147 [property@swpc.co.uk](mailto:property@swpc.co.uk)





## Ground Floor:

### Conservatory

Conservatory to the front of the property with tiled floor and full D.G. Stone built with felt roof and mains power. Allows access to main entrance into hallway.

### Hallway

Spacious hall allowing full access to the lower level. Traditional staircase giving access to upper level. Central heating radiator, smoke detector and thermostat for central heating.

### Lounge

Generous sized lounge to the front of the property with large bay window. Traditional fireplace with display recess. Vintage style central heating radiator with traditional style cornice. TV point also.

### Dining Room

Bright and spacious to the front of the property with large D.G window. Laminate flooring with modern central heating radiator.

### Shower Room

Ground floor shower room with tiled flooring, walk in electric shower with WHB, toilet and heated towel rack. D.G window also.

### Gym/ Study

Spacious room towards the rear of the property with laminate flooring, single panel central heating radiator and D.G window. Potential for a ground floor bedroom.

### Sitting Room

Generous sized public room towards the rear of the property with brick-built fireplace hosting a traditional style wood burning stove. D.G window and built in storage. Opening allowing access into dining kitchen.

### Dining Kitchen

Spacious dining kitchen with French doors giving access to rear garden. Oak worktops with farmhouse style Rayburn stove. Integrated washing machine and dishwasher, 2 x central heating radiators as well as 2 x D.G windows. Access to boxed in fuse board.



## Upper Level:

### Landing

Spacious landing allowing access to all bedrooms and bathroom. Large Velux window as well as hatch allowing access to loft space.

### Bathroom

Traditional style bathroom with tiled flooring and wooden panelling. Mains shower over Victorian style bath, WHB and toilet.

### Master Bedroom

Large bedroom located to the front of the property with large D.G window and central heating radiator.

### Bedroom 2

Located to the front of the property, spacious room with D.G window and central heating radiator.

### Bedroom 3

Rear bedroom with 2 x D.G windows, spacious accommodation and built in storage. TV point also.

### Bedroom 4

Spacious rear bedroom with laminate flooring, 2 x D.G windows and central heating radiator.

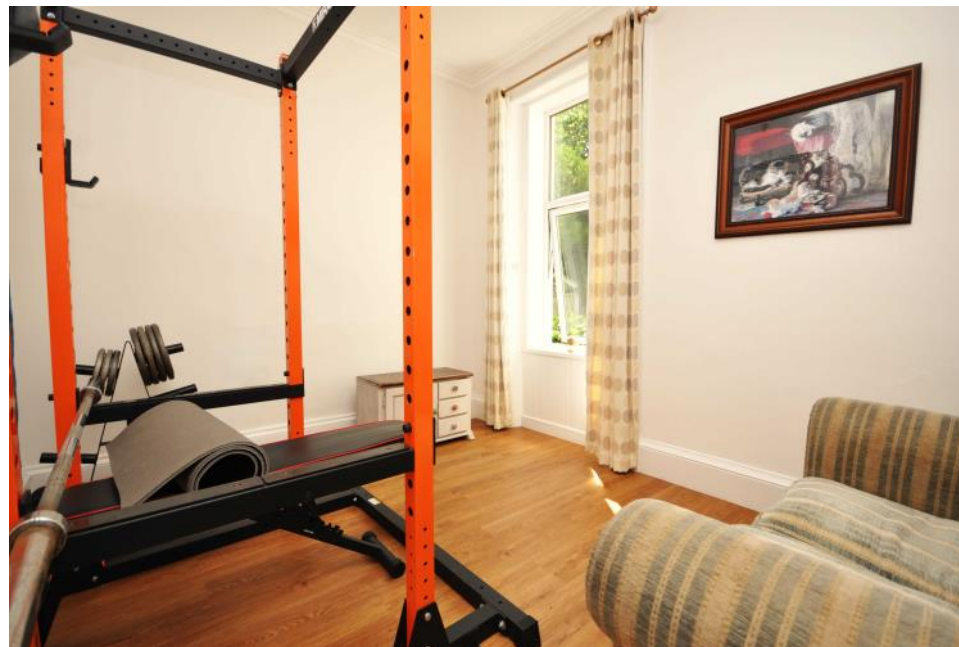
### Garage

Large garage that has been extended to the rear with mains power also housing the boiler.

### Garden

Fully enclosed garden to the rear with block paving patio leading down to maintained grass area with shrubbery sitting low enough to allow full privacy.

To the front, ample off road parking space with block drive giving access to garage. Maintained grass area to front also.

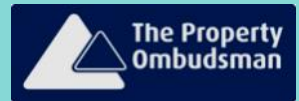






[www.swpc.co.uk](http://www.swpc.co.uk)

South West Property Centre  
Charlotte Street  
Stranraer  
DG9 7ED  
01776 706147 [property@swpc.co.uk](mailto:property@swpc.co.uk)







[www.swpc.co.uk](http://www.swpc.co.uk)

South West Property Centre  
Charlotte Street  
Stranraer  
DG9 7ED  
01776 706147 [property@swpc.co.uk](mailto:property@swpc.co.uk)







[www.swpc.co.uk](http://www.swpc.co.uk)

South West Property Centre  
Charlotte Street  
Stranraer  
DG9 7ED  
01776 706147 [property@swpc.co.uk](mailto:property@swpc.co.uk)







[www.swpc.co.uk](http://www.swpc.co.uk)

South West Property Centre  
Charlotte Street  
Stranraer  
DG9 7ED  
01776 706147 [property@swpc.co.uk](mailto:property@swpc.co.uk)





## NOTES

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

## COUNCIL TAX

Band E

## EPC RATING

D

## SERVICES

Mains electricity, water & drainage. Gas fired central heating.

## VIEWING ARRANGEMENTS

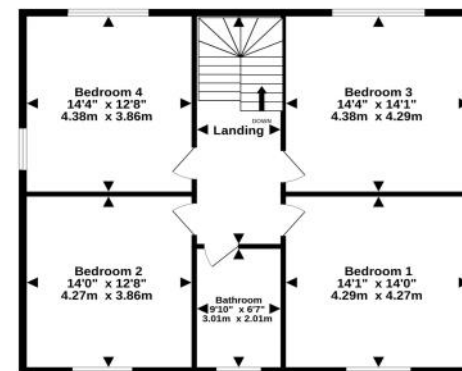
Through the selling agents, South West Property Centre Limited at their Stranraer office. 01776 706147

## OFFERS

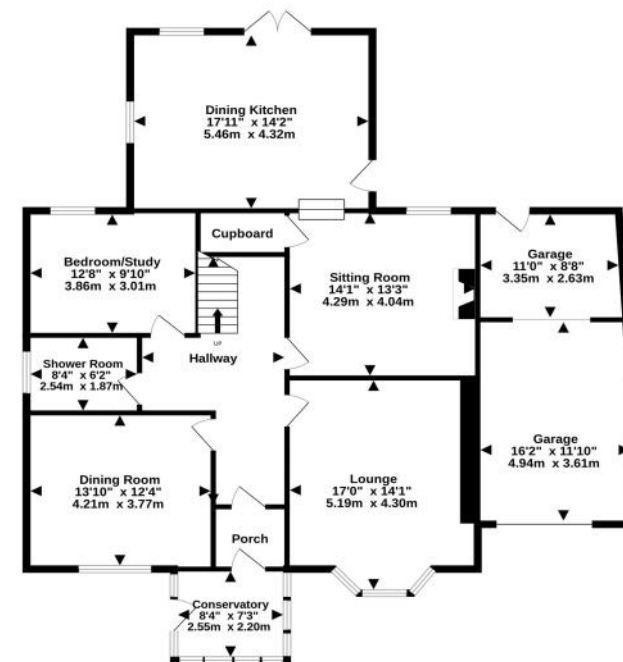
Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.



1st Floor  
946 sq.ft. (87.9 sq.m.) approx.



Ground Floor  
1529 sq.ft. (142.1 sq.m.) approx.



TOTAL FLOOR AREA : 2475 sq.ft. (230.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2023

[www.swpc.co.uk](http://www.swpc.co.uk)

South West Property Centre

Charlotte Street

Stranraer

DG9 7ED

01776 706147 [property@swpc.co.uk](mailto:property@swpc.co.uk)

