



116 London Road, Stranraer

DG9 8BZ

Offers Over - £200,000 are invited.

116 London Road

Stranraer, DG9 8BZ

Local amenities within easy reach include primary/secondary schools, Stair Park, convenience store, supermarket, church, primary /secondary schooling, 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 1 mile distant.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Substantial semi-detached property
- Spacious family home
- Well sought after location
- Sat on a generous plot
- Recently installed Air Source central heating (2024)
- Off road parking
- Three spacious bedrooms
- Ground floor WC
- Fully double glazed
- Walking distance to Primary & Secondary schooling



116 London Road

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This substantial semi-detached property presents a wonderful opportunity to acquire a spacious family home in a highly sought-after location. The house sits on a generous plot and boasts three well-proportioned bedrooms, ideal for a growing family. The recent installation of Air Source central heating in 2024 provides efficient warmth throughout. In addition to off-road parking, the property features a convenient ground floor WC, full double glazing, and is within walking distance to both Primary and Secondary schooling, making it a perfect choice for families looking for both comfort and convenience.

The outside space of this property is equally impressive, with the generous plot allowing for a spacious rear garden that is fully enclosed with a large, well-maintained lawn and a concrete paved patio area accessible through French doors from the Lounge. The garden also features border hedging, panelled fencing, and an enclosed paved patio seating area with a timber outbuilding and storage unit, perfect for a home workspace with mains power. From the rear of the property, residents can enjoy views of open countryside. To the front, a lovely area of lawn with flower borders is complemented by a low-level wall. A paved driveway provides off-road parking and grants access to the garage at the front of the property. Additionally, there is reserved parking for one vehicle just adjacent to the property, ensuring ample space for both residents and guests alike to park with ease.



Hallway

The property is accessed by way of an uPVC storm door. CH radiator, telephone point and under stairs cupboard.

Lounge

15' 8" x 11' 8" (4.77m x 3.55m)

A bright reception room with French doors leading to the rear garden as well as large double glazed window to the front. There is a Portuguese stone fire surround with electric fire. CH radiator and TV point.

WC

4' 9" x 4' 7" (1.45m x 1.40m)

Comprising a WHB and WC. CH radiator.

Dining Room/ 4th Bedroom

12' 2" x 10' 10" (3.72m x 3.30m)

Currently used as a sitting room, to the front of property on the ground floor, a potential dining room/ 4th bedroom with large double glazed window to front as well as central heating radiator.

Kitchen

12' 2" x 8' 10" (3.72m x 2.70m)

The kitchen has been fitted with an extensive range of floor and wall mounted units, cream with butcher block style worktops incorporating a stainless sink with swan neck mixer. There is a ceramic hob, extractor hood and built-in double oven. Larder cupboard, large cupboard housing the central heating boiler, recessed lighting, and vinyl panelled ceiling.

Utility Room

7' 10" x 6' 7" (2.40m x 2.00m)

A bright and spacious utility space to the rear with fitted floor unit and shelving as well as double glazed window to the rear.

Landing

Bright and spacious, open landing providing access to full upper level accommodation with large double glazed window to the rear as well as loft hatch access.



Master Bedroom

15' 8" x 11' 9" (4.77m x 3.59m)

Generous sized master bedroom with both double glazed windows to the front and rear. Central heating radiator as well as TV point also.

Shower Room

8' 10" x 4' 11" (2.68m x 1.49m)

A bright and spacious shower room on the upper level comprising of fitted WC and WHB with vanity unit, walk in shower cubicle with splash panel boarding and tiled wall also. Double glazed window as well as heated towel rail.

Bedroom

12' 2" x 10' 9" (3.72m x 3.28m)

Generous sized double bedroom on the upper level to front of property with large double glazed window as well as central heating radiator and built in storage.

Bedroom

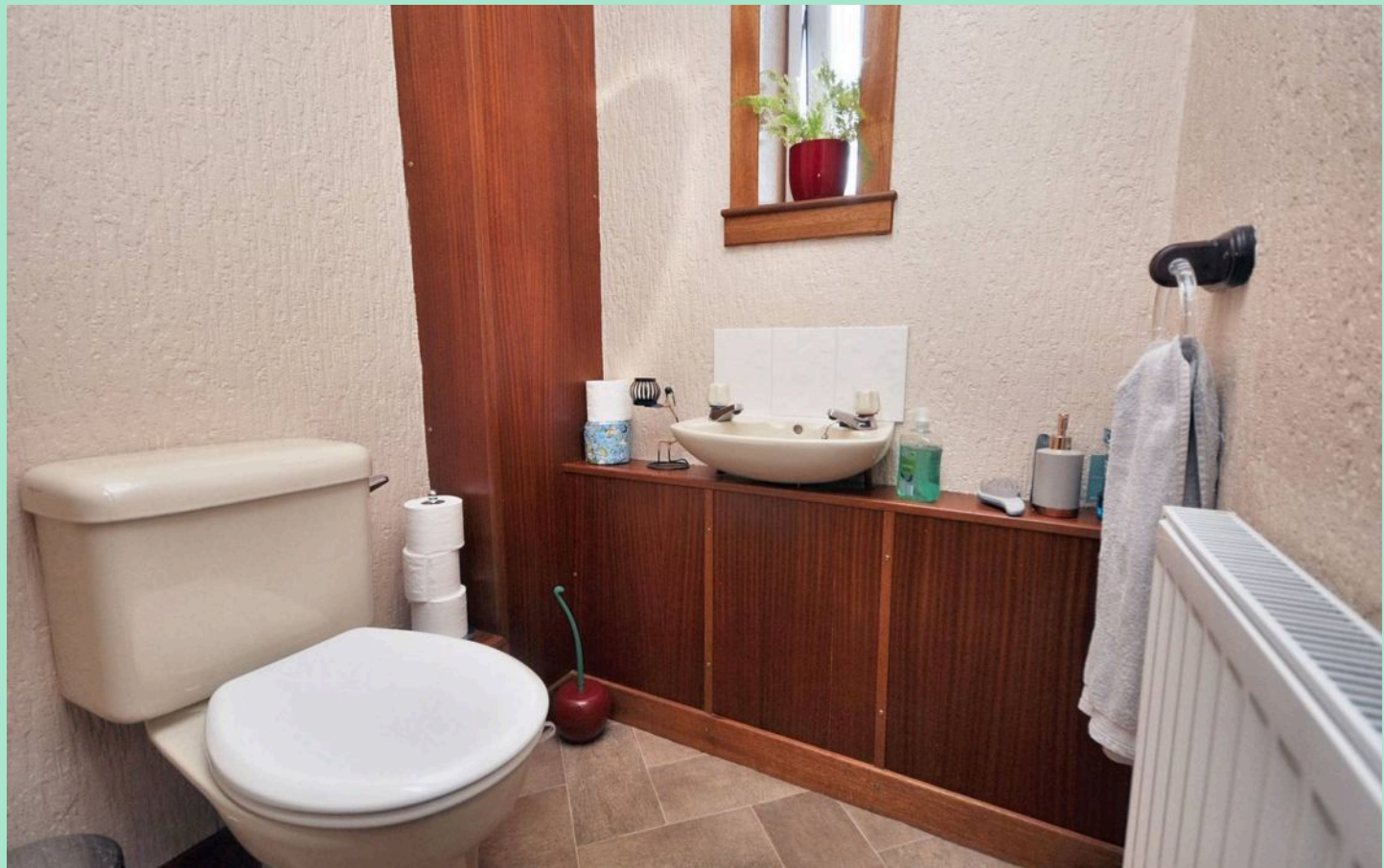
12' 2" x 8' 11" (3.72m x 2.72m)

Further bedroom on the upper level to rear of property with double glazed window providing rear outlook over garden grounds and farmland beyond with central heating radiator and generous built in storage.

Garden

Sat on a generous plot allowing for a spacious rear garden, fully enclosed comprising of large well maintained lawn, concrete paved patio area accessed via French doors from Lounge as well as border hedging and panelled fencing. Stretching down to enclosed paved patio seating area with timber outbuilding and storage unit allowing for home work space with mains power. Outlook to the rear providing open countryside views.

To the front there is a generous area of lawn with flower borders set within a low-level wall. To the front of property, a paviour driveway allowing for off road parking as well as front access to garage. There is also reserved parking also to the front for one vehicle, adjacent from the property.



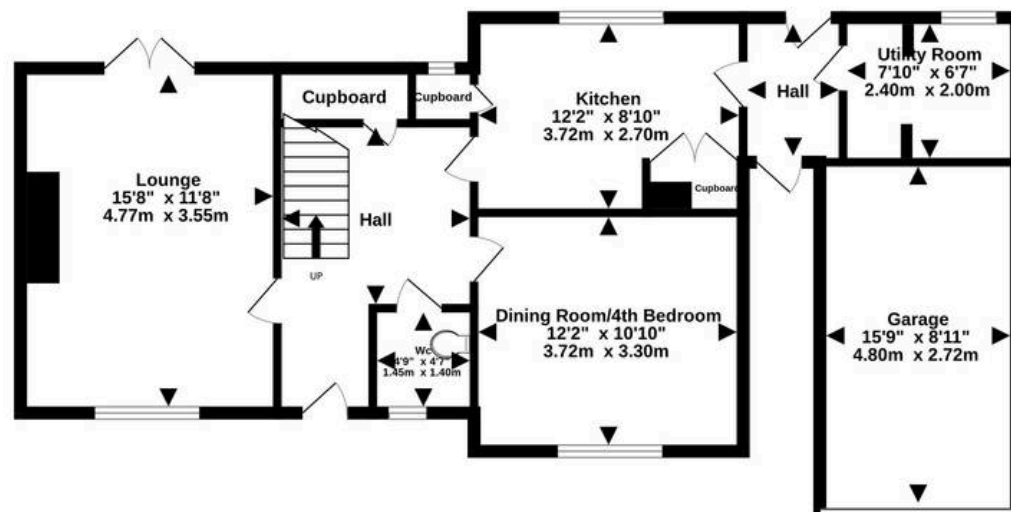




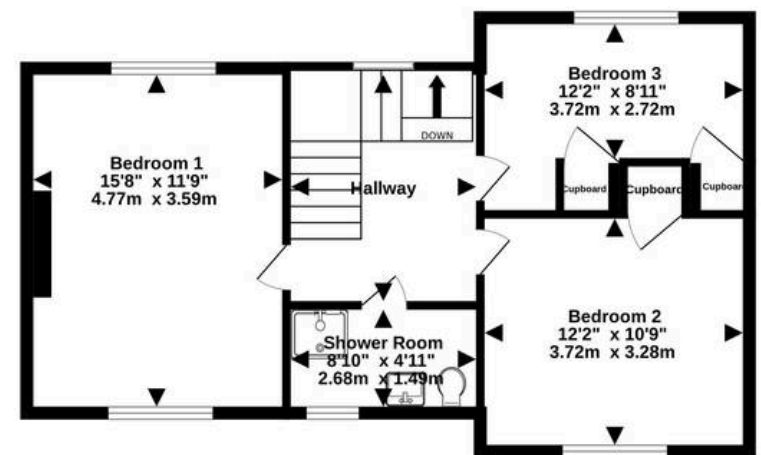




Ground Floor
773 sq.ft. (71.8 sq.m.) approx.



1st Floor
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1329 sq.ft. (123.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.





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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.