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**Offers Over £75,000 are invited**

**35 Dalrymple Street  
Stranraer  
DG9 7ET**



An opportunity arises to acquire a well proportioned mid terraced property, conveniently located within easy reach of the town centre and all major amenities. In reasonable condition (with scope for modernisation) throughout and with a range of pleasing features to appreciate. The property is ideally suited to the first time buyer or as a buy-to-let opportunity. Large enclosed garden to the rear. Gas fired central heating.

**HALLWAY, LOUNGE/DINING ROOM, KITCHEN, REAR PORCH, BATHROOM, 2 BEDROOMS, OUTBUILDINGS, GARDEN**



Conveniently located within easy reach of the town centre, this is a mid terraced property of traditional construction under a slate and felt roof. The property is in reasonable condition throughout (with scope for modernisation) and would be ideally suited for use as a family home or as a buy-to-let opportunity.

This most pleasant property displays a range of excellent features including a most spacious main lounge/dining room, spacious bedroom accommodation, gas fired central heating and large enclosed rear garden.

It is situated adjacent to other residential properties of varying style and has an outlook over same to the front and garden ground to the rear. It is set within a fully enclosed and generous area of well maintained garden ground.

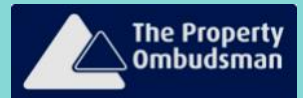
It is located only a short walk from all major amenities including supermarkets, healthcare, indoor leisure pool complex and primary school. The secondary school is approximately a half mile distant.

**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)



### NOTES

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

### COUNCIL TAX

Band C

### EPC RATING

C

### SERVICES

Mains electricity, water & drainage. Gas fired CH.

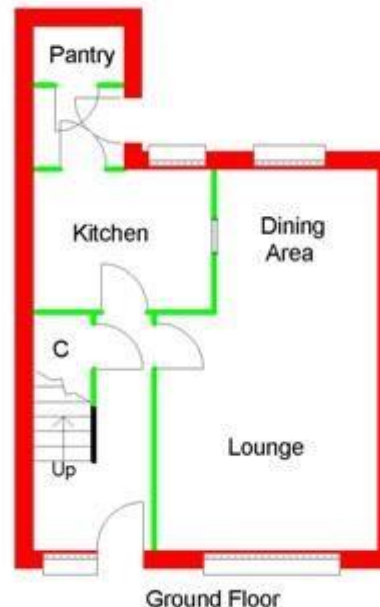
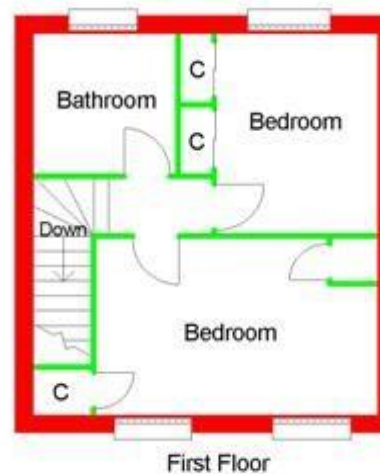
### VIEWING ARRANGEMENTS

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.

## 35 Dalrymple Street



Sketch plan for illustrative purposes only