



5 Victoria Place
Stranraer, DG9 7HE

Spacious, terraced 3-
bedroom property in
excellent condition
throughout.

Offers Over: £110,000 are invited

5 Victoria Place, Stranraer, DG9 7HE



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Key Features:

- . Spacious family home
- . Recently refurbished
- . Gas fired central heating
- . Fresh décor
- . Enclosed garden to rear
- . Walk in condition
- . Convenient location
- . Fully double-glazed
- . Three double bedrooms





Property description

An opportunity to acquire an immaculately presented, mid-terraced dwelling house which has been extensively and extremely tastefully modernised in the recent past. There is a full range of attractive features to appreciate including lovely internal wood finishings, the addition of a splendid dining kitchen, superbly maintained accommodation, full modern double glazing and gas fired central heating. Located within walking distance of the town centre. Set within an enclosed and well-maintained garden.

Occupying a mid-terrace location within easy reach of the town centre and all its amenities, this is a superbly presented property which has been extensively refurbished, modernised and extended to provide comfortable, bright and most tasteful family accommodation over two floors. There are numerous attractive features to appreciate within this fine home, including lovely internal wood finishing, newly fitted flooring throughout, delightful bathroom, splendid dining kitchen extension and well-proportioned family accommodation. Of traditional construction under a slate and felt roof, the property is in immaculate condition throughout having been superbly maintained by its present owners.

There is a pleasant and secluded garden to the rear. The outlook to the front is over other residential property of similar style and to the rear over the garden ground. Within walking distance to any major amenities, this would make an ideal first family home. The town centre provides amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school while there is access to a general store and primary school locally.





Accommodation

Hallway

Entrance porch leading into hallway providing full access to ground level accommodation as well as stairs providing access to upper-level accommodation. Laminate flooring, central heating radiator as well as under stairs storage.

Lounge

Bright and spacious lounge towards front of property with large double-glazed window, central heating radiator as well as TV point.

Bedroom (ground floor)

Ground floor double bedroom towards rear of property with large double-glazed window providing rear outlook to garden as well as large central heating radiator.

Kitchen

Modern dining kitchen to rear of property with both floor and wall mounted units, stainless steel sink, integrated oven and ceramic hob, fitted extractor fan as well as loft hatch access to rear extension.

Landing

Spacious open landing providing full access to upper-level accommodation with central heating radiator, large Velux window and loft hatch access.

Master bedroom

Large double bedroom towards front of property with large double-glazed window , central heating radiator as well as TV point.

Bedroom 2

Double bedroom towards rear of property with double-glazed window providing a rear out look, built in storage, central heating radiator as well as BT phone socket.

Bathroom

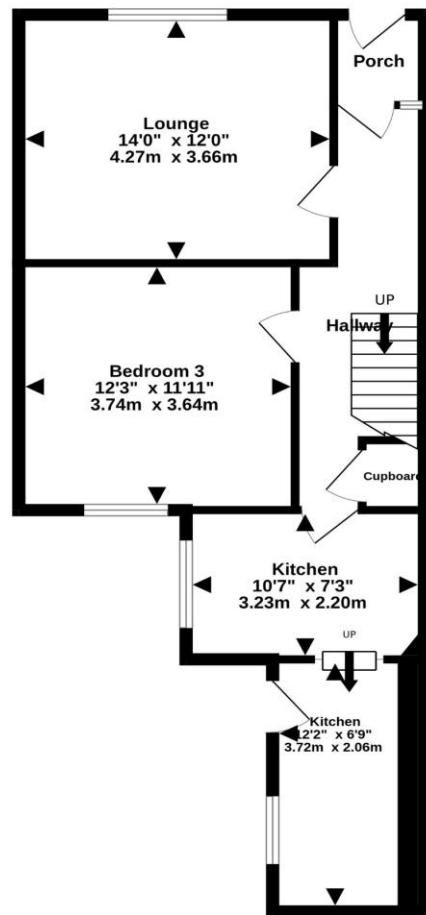
Bright and modern bathroom comprising of toilet, WHB, bath and separate shower cubicle. Heated towel rack, tiled wall as well as Velux window.

Garden

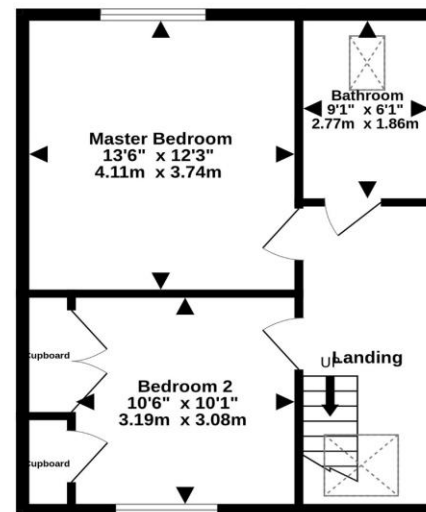
Enclosed rear garden with generous maintained lawn area, concrete patio area as well as outside storage housing the central heating boiler.



Ground Floor
580 sq.ft. (53.9 sq.m.) approx.



1st Floor
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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.

NOTES

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

COUNCIL TAX

Band C

EPC RATING

D

SERVICES

Mains electricity, drainage & water. 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.