

FOR SALE

**'MYRTLE BANK'
EDINBURGH ROAD,
STRANRAER, DG9 7HD**



Occupying a popular location within easy reach of the town centre and all major amenities, this is a substantial semi-detached townhouse which provides most spacious and comfortable family accommodation over two floors. In excellent condition throughout having recently been renovated to include a new bathroom suite, new internal plasterwork, new CH radiators, new fitted flooring, tasteful décor, uPVC double glazing and gas fired central heating. Set within its own area of newly landscaped garden ground.

**ENTRANCE PORCH, HALLWAY, LOUNGE,
SITTING ROOM, 'DINING' KITCHEN,
UTILITY ROOM, BATHROOM,
4 BEDROOMS, GARDEN**

PRICE: Offers over £195,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
Letting Service

Proven Sales record

Introducers for
Independent Financial
& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED
Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Occupying a sought-after residential location within easy reach of the town centre and all its major amenities, 'Myrtle Bank' is a substantial semi-detached villa providing spacious and comfortable family accommodation over two floors.

Of traditional construction under a slate roof, the property is in excellent condition throughout and benefits from a new bathroom, new internal plasterwork, new CH radiators, new fitted flooring, most tasteful décor, uPVC double glazing and gas fired central heating. The property also displays other attractive features including delightful internal wood finishings and pleasant ceiling cornicework.

The property is set amidst its own area of newly landscaped, secluded garden ground.

All major amenities including supermarkets, healthcare, indoor leisure pool complex and schooling are located in and around the town centre a short distance away.

This is indeed a fine family home and viewing is to be thoroughly recommended.

FRONT PORCH:

A wooden outer storm door provides access to the Terrazo tiled porch with inner double-glazed door to the hallway.

HALLWAY:

The impressive hallway provides access to the downstairs accommodation. There is a carved wood staircase to the upper floor, delightful ceiling cornicework, understairs cupboard and CH radiator.

LOUNGE: (Approx 4.83m – 4.5m)

The main reception room has a bay window to the front and window to side. There is a recessed fireplace housing wood burning stove, display recess with downlighters, TV point and Victorian style radiator. This attractive room also displays lovely ceiling cornicework with central rose and a picture rail.



[Further lounge image](#)



[Further sitting room image](#)

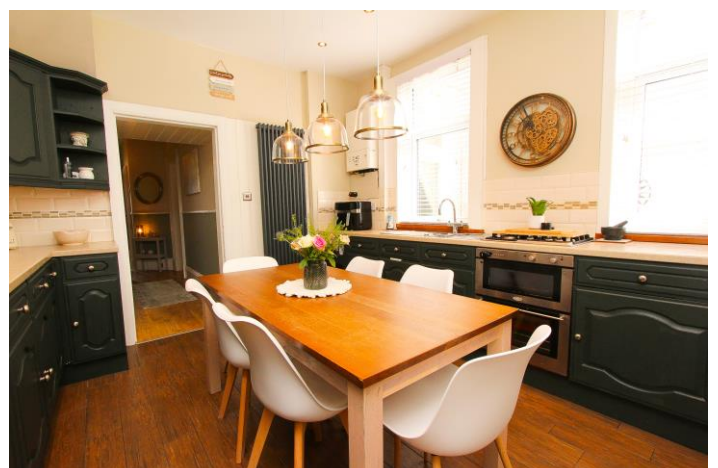


SITTING ROOM/DINING ROOM:
(Approx 4.2m – 3.8m)

A sitting room/dining room to the rear overlooking the rear garden. There is a carved wood fire surround with an original 1800's cast iron insert. CH radiator, ceiling cornice and sliding patio doors to the garden.

'DINING' KITCHEN: (Approx 3.5m – 4m)

The spacious kitchen is fitted with an extensive range of floor and wall mounted units with granite style worktops incorporating a one and a half bowl stainless steel sink with mixer. There is four ring gas hob, built-in double oven and plumbing for a dishwasher. Tiled flooring and vertical CH radiator. The Worcester gas fired boiler is located in the kitchen.



[Further kitchen image](#)



UTILITY ROOM: (Approx 2.57m – 2.71m)

A most useful utility room located off the kitchen. It has been newly plastered, painted and had new flooring laid. Plumbing for an automatic washing machine. The utility room will be left as a blank canvas for the new owner to fit out to their own requirements.



WC: (Approx 0.85m – 2.71m)

The newly plastered WC is located off the utility room. The new owner will be required to fit the new sanitary ware.

LANDING:

The landing provides access to the bedrooms and bathroom. Built -in storage cupboards on the upper landing.

[Landing images](#)



BATHROOM: (Approx 2.44m – 1.69m)

The newly installed bathroom is fitted with a three-piece suite in white comprising a WHB, WC and bath. There is a mains shower in place over the bath. Tiled flooring and Victorian style radiator with heated towel rail.



[Further bathroom image](#)



BEDROOM 2: (Approx 4.11m – 3.77m)
A bedroom to the rear with Victorian style radiator.



BEDROOM 1: (Approx 4.11m – 4.6m)
A master bedroom to the front with Victorian style radiator.



BEDROOM 3: (Approx 3.44m – 2.31m)
A bedroom to the rear with Victorian style radiator.



BEDROOM 4: (Approx 2.09m – 3.4m)

A bedroom to the front with Victorian style radiator.



[Further garden image](#)



GARDEN:

The property is set within its own area of well-maintained garden ground. The front has been laid out to lawn with flower borders set within iron railings. The newly landscaped, enclosed rear garden is comprised of an Indian sandstone patio, lawn, timber deck and raised planting border.



Sketch plan for illustrative purposes only

ENTRY: Negotiable

VIEWING: By appt with *S.W.P.C*

DETAILS PREPARED: 22/05/2024

COUNCIL TAX: Band 'E'

GENERAL:

All fitted flooring, blinds, and integrated kitchen appliances are included in the sale price.

SERVICES:

Mains electricity, gas, drainage and water. EPC = D

OFFERS:

All offers for the above property should be made in writing to
South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.
Telephone (01776) 706147 Fax: (01776) 706890
www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**