

**FOR SALE**

**9 EDINBURGH ROAD,  
STRANRAER, DG9 7HH**



Occupying a location within easy reach of the town centre and all major amenities, including healthcare facilities, this is a mid-terraced townhouse which provides well-proportioned accommodation over two floors. The property is in excellent condition throughout and benefits from a beech design 'dining' kitchen, delightful bathroom, neutral décor throughout, uPVC double glazing and gas fired central heating. It is set within its own easily maintained garden grounds.

**PORCH, HALLWAY, LOUNGE, 'DINING' KITCHEN,  
BATHROOM, 2 BEDROOMS, GARDEN**

**PRICE: Offers over £85,000 are invited**



Property Agents

Free pre – sale valuation

High profile town centre display

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Introducers for  
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& Mortgage Advice

**Charlotte Street  
Stranraer  
DG9 7ED**

**Tel: 01776 706147**

**Fax: 01776 706890**

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



## DESCRIPTION:

Occupying a location within easy reach of the town centre and all its major amenities including healthcare facilities, this is a well-proportioned mid terraced residence which provides spacious family accommodation on two floors.

Of traditional construction under a slate and felt roof, the property is in excellent condition throughout benefiting from a splendid beech design 'dining' kitchen, delightful bathroom suite, neutral décor throughout, uPVC double glazing and gas fired central heating.

The property is set amidst its own area of easily maintained garden ground. It is situated adjacent to other private residential properties of similar style and the outlook to the front is over other residential housing and to the rear over 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.

## FRONT PORCH:

A wooden storm door provides the access to a terrazzo tiled porch.

## HALLWAY:

The hallway provides access to almost all of the downstairs accommodation and to the staircase.



## LOUNGE:

A well-proportioned main lounge to the front. There is a tiled fire surround and hearth with an electric fire. Built-in cupboard, CH radiator and TV point.



## 'DINING' KITCHEN:

The kitchen is fitted with a range of beech design floor and wall mounted units with granite style worktops incorporating a stainless-steel sink with mixer. There is a ceramic hob, extractor hood, built-in oven and plumbing for an automatic washing machine. Sliding patio doors leading to the rear garden.



## DINING AREA:



**LANDING:**

Access to the bedrooms and bathroom.



**BEDROOM 1:**

A bedroom to the front with CH radiator.



**BATHROOM:**

The bathroom has been fitted with a three-piece suite in white comprising a WHB, WC and bath. There is an electric shower in place over the bath. CH radiator.



**BEDROOM 2:**

A bedroom to the rear with CH radiator.



**GARDEN:**

To the front there is a low-level wall with railings and a small gravel area. The fully enclosed main garden is to the rear and is mainly laid out to paving with mature shrubs.





ENTRY: Negotiable

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

DETAILS PREPARED: 19/11/2024

COUNCIL TAX: Band 'B'

**GENERAL:**

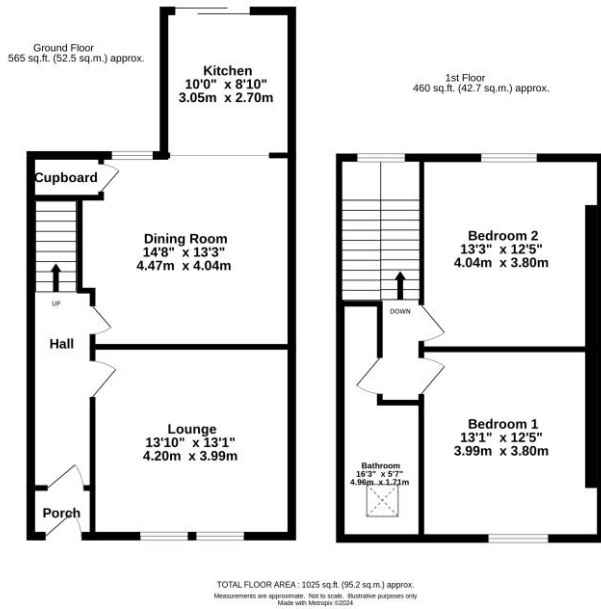
All flooring, blinds, and integrated kitchen appliances are included in the sale price.

**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.  
 Tel: (01776) 706147 Fax: (01776) 706890  
[www.swpc.co.uk](http://www.swpc.co.uk)



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 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.