

9 Dalrymple Court, Stranraer

Stranraer

Offers Over £95,000

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Stranraer, Stranraer

Local amenities include a general store, supermarket, leisure centre and primary schools while all major amenities are located in and around the town centre and include further supermarkets, healthcare and secondary school. There is also a town centre and school transport service available from closeby.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Within walking distance to town centre
- Fully enclosed garden
- Ideal first time purchase
- Potential buy to let investment
- Close to all amenities
- Full uPVC double glazing
- Gas fired central heating
- Four bedrooms

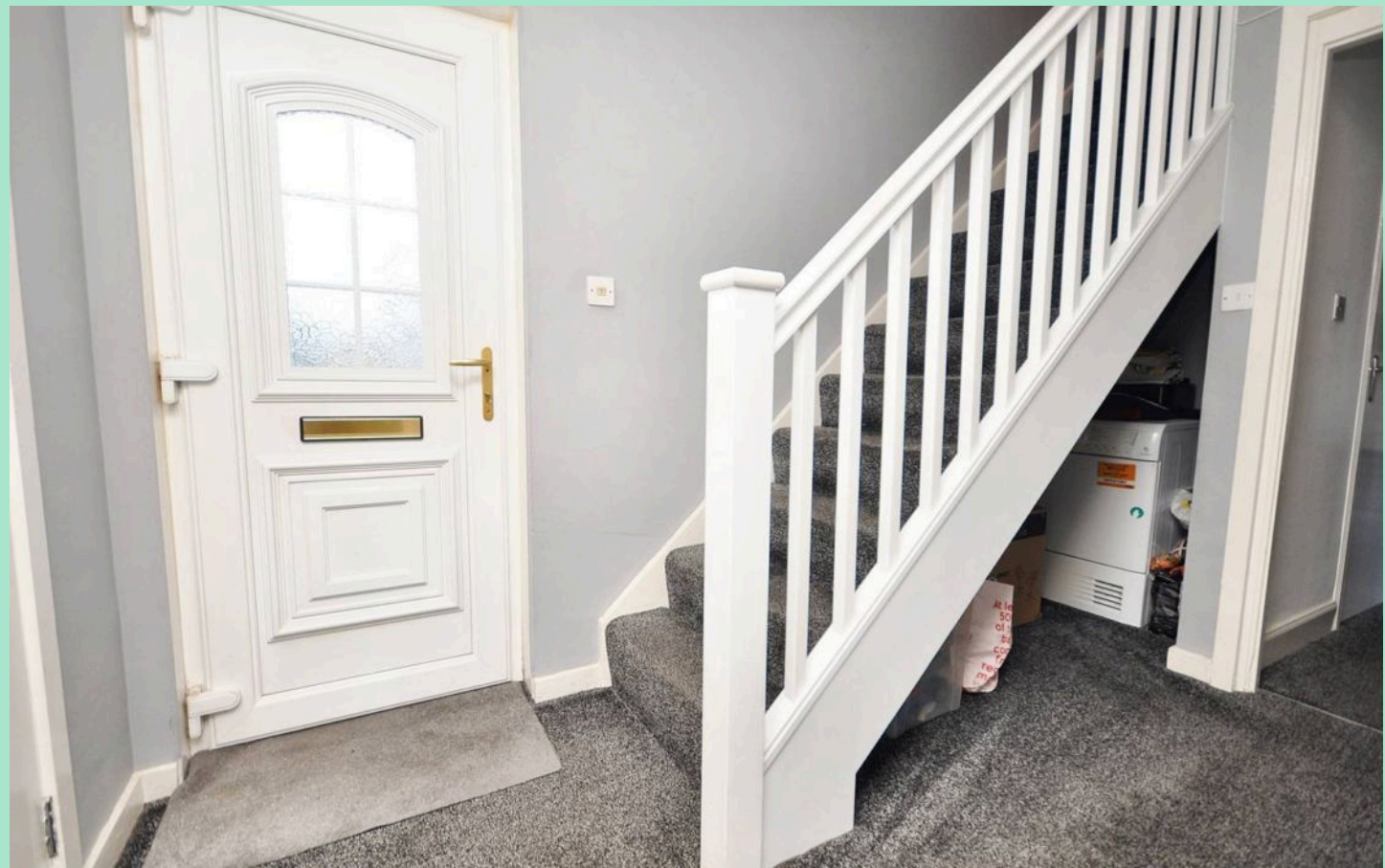


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Conveniently positioned within a sought-after location, this charming 4-bedroom terraced house offers the perfect blend of comfort and convenience. Situated within walking distance to the town centre, this property presents an ideal opportunity for first-time buyers looking to establish themselves in a vibrant community. Boasting a fully enclosed garden, this residence is also a potential buy-to-let investment for astute investors. With full uPVC double glazing and gas-fired central heating, this home exudes warmth and comfort throughout its four well-appointed bedrooms, promising a welcoming abode for individuals and families alike.

Step outside into the enclosed outdoor space, where the property truly shines with its well-maintained grounds and thoughtful design. The fully enclosed garden is a haven of relaxation, with gravel areas and a concrete slabbed pathway leading to a charming patio. Enclosed by border concrete walls and a rear fence with a gate for easy access, this outdoor oasis ensures privacy and security. Additionally, the allocated parking to the rear of the property provides the utmost convenience with a private car park for residents and visitors, making coming home a stress-free experience. Don't miss the chance to make this delightful property your own and enjoy the tranquillity and comfort it has to offer amidst a bustling town environment.



Hallway

Front entrance leading into hallway providing access to full living accommodation on ground floor as well as stairs leading to upper level accommodation. Central heating radiator and under stairs storage.

Lounge

16' 5" x 11' 6" (5.01m x 3.51m)

Generous sized lounge with large double glazed window providing rear outlook as well as central heating radiator. Built in storage, feature electric fire as well as TV point.

Dining kitchen

13' 6" x 12' 8" (4.11m x 3.85m)

Open dining kitchen towards rear of property, fully fitted with both floor and wall mounted units, stainless steel sink with mixer tap as well as plumbing for dish washer and washing machine. Integrated electric fan oven and induction hob with extractor. Double glazed window providing rear outlook as well as outside access via uPVC storm door as well as central heating radiator.

WC

5' 10" x 2' 7" (1.77m x 0.80m)

Ground floor WC comprising of separate toilet and WHB, double glazed window and central heating radiator.

Landing

Open landing providing access to all upper level accommodation with central heating radiator and letterbox style double glazed window allowing for natural light.

Bathroom

6' 7" x 5' 10" (2.01m x 1.77m)

Bright and modern bathroom with electric shower over bath, separate toilet and WHB as well as splash panel boarding, letterbox style double glazed window and central heating radiator.



Bedroom 1

13' 6" x 9' 9" (4.11m x 2.96m)

Spacious master bedroom on the upper floor with double glazed window, central heating radiator and built in storage.

Bedroom/ dressing room

13' 6" x 6' 3" (4.11m x 1.91m)

Currently used as a dressing room, another potential bedroom on the upper floor with double glazed window, central heating radiator as well as built in storage.

Bedroom 3

13' 6" x 8' 2" (4.11m x 2.49m)

Double bedroom on upper level with double glazed window, central heating radiator as well as built in storage.

Bedroom 2

13' 5" x 12' 10" (4.08m x 3.92m)

Spacious, L-shaped double bedroom on upper level with central heating radiator and double glazed window.

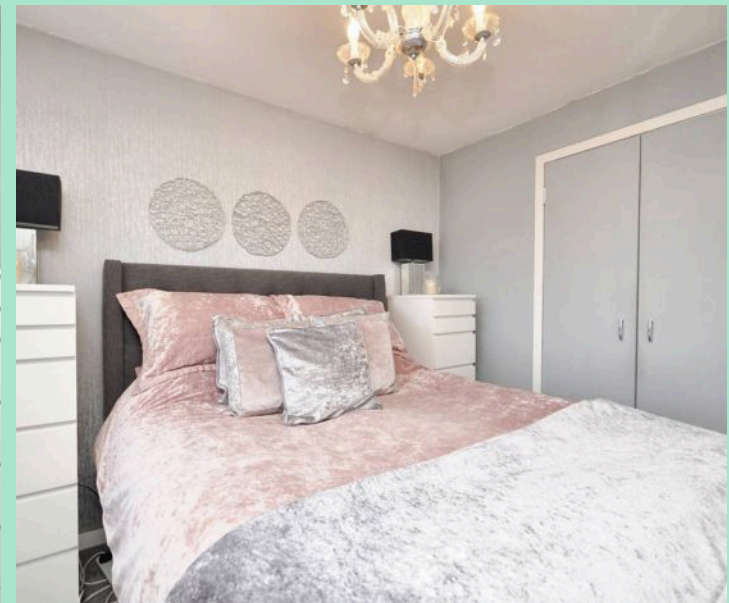
Garden

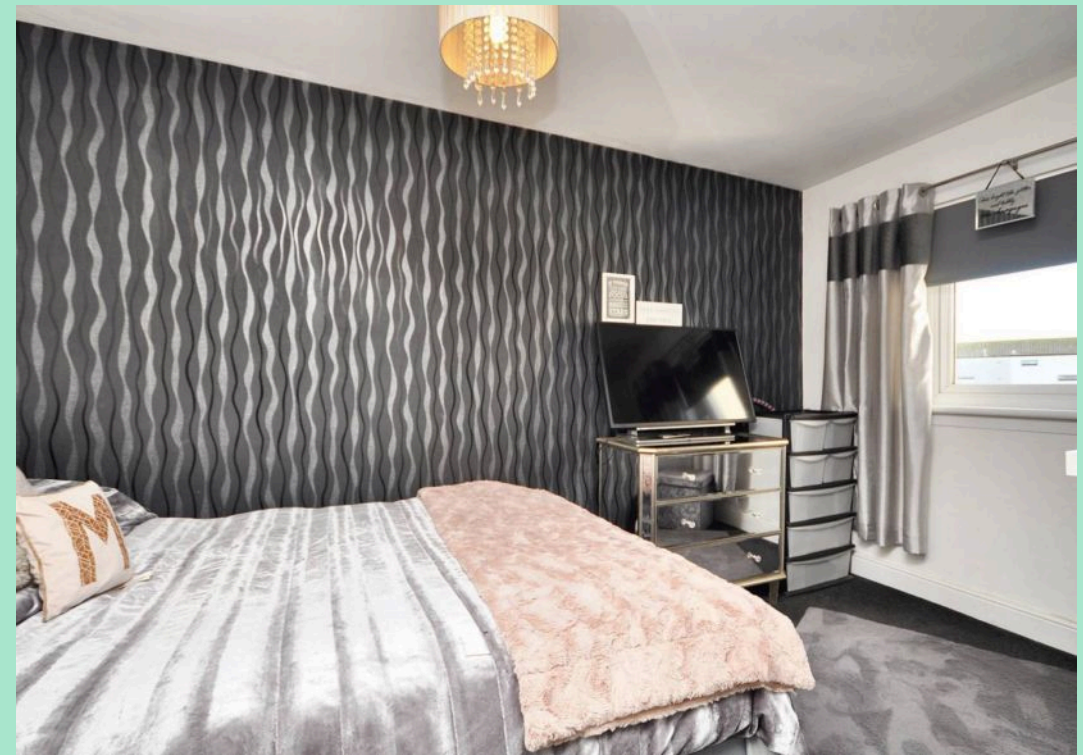
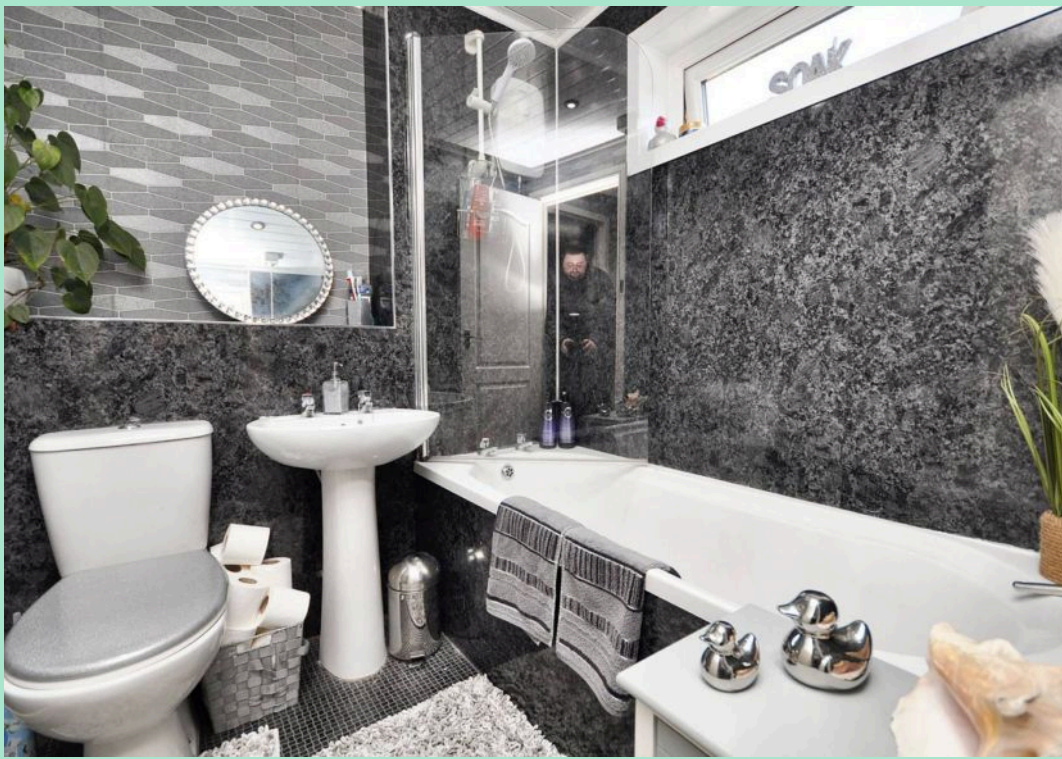
Fully enclosed garden comprising of gravel areas with concrete slabbed pathway and patio as well as border concrete walls and rear fence with gate for entry.

ALLOCATED PARKING

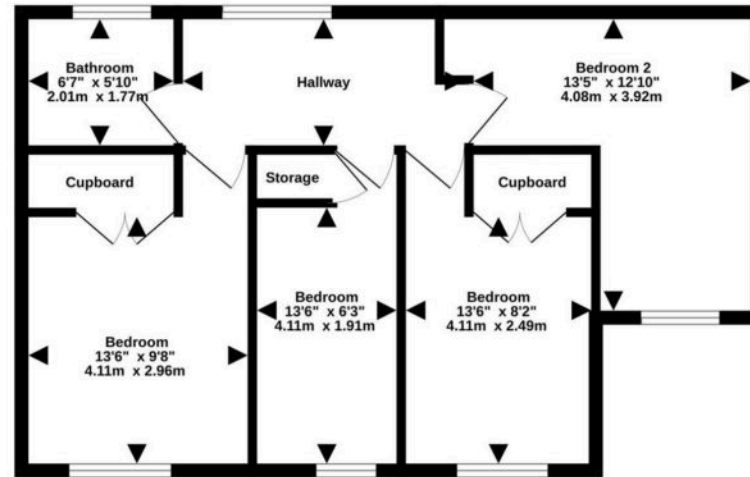
1 Parking Space

Allocated parking to the rear of the property with private car park.

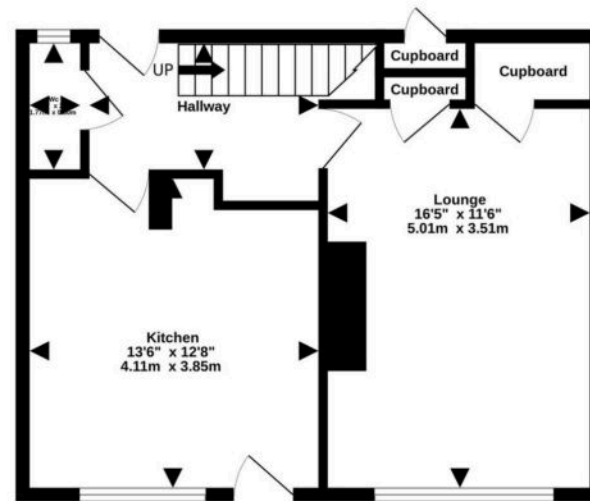




1st Floor
553 sq.ft. (51.4 sq.m.) approx.



Ground Floor
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 1008 sq.ft. (93.6 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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