



1 Courtland Terrace, Stranraer

Stranraer, DG9 8EZ

PRICE: Offers Over £195,000 are invited

1 Courtland Terrace

Stranraer, Stranraer

It is situated adjacent to another property of similar style within the terrace and has an outlook to the front over other private detached residences. Located just a stone's throw away from the picturesque Stranraer seafront and the vibrant town centre, this residence offers the perfect blend of convenience and is an ideal haven for families seeking well-proportioned living space. The property is located close to the town centre and all major amenities including supermarkets, healthcare, indoor leisure pool complex, Stair Park and both primary and secondary schooling. It is also located a very short distance from the Loch Ryan shore.

Council Tax band: E

- Situated only a short walk from Stranraer seafront & the town centre
- Easy access to Primary & Secondary schooling
- Immaculate condition throughout
- Well-proportioned family accommodation
- Splendid 'dining' kitchen
- Luxury bathroom
- Neutral colour palette
- Gas central heating & full double glazing
- Easily maintained garden ground



1 Courtland Terrace

Stranraer, Stranraer

Introducing a rare gem located in the heart of Stranraer, presenting a beautifully appointed 5-bedroom end of terrace house that exudes elegance and charm.

Boasting easy access to both Primary and Secondary schooling facilities, this property caters to the educational needs of growing families, ensuring a seamless transition into a thriving community. The immaculate condition of this home is a testament to the meticulous care and attention it has received.

Upon entry, one is greeted by the well-proportioned family accommodation, thoughtfully designed to optimise space and functionality. The property benefits from a splendid 'dining' kitchen and luxury bathroom. With the added comforts of gas central heating and full double glazing.

Outside, the property is set within its own easily maintained, secluded garden ground.

In conclusion, this 5-bedroom end of terrace house embodies a harmonious fusion of style, comfort, and convenience, inviting prospective buyers to experience the epitome of modern living in the heart of Stranraer's vibrant community.



Porch

The property is accessed by way of a composite storm door. Terrazzo tiled flooring leading to the hallway.

Hallway

The hallway provides access to almost all of the downstairs accommodation and to the carved wood staircase. Understairs cupboard and CH radiator.

Lounge

This is a most comfortable room to the front of the home. There is a media wall with display recess and space to house a flat screen television. CH radiator and TV/satellite point.

Kitchen

The kitchen has been fitted with an extensive range of shaker design floor and wall mounted units with ample solid granite worktops incorporating a stainless-steel sink with swan neck mixer. There is a kitchen island, electric cooker point, plumbing for an automatic washing machine and plumbing for a dishwasher. Under-unit task lighting, spotlights, CH radiator and Karndean flooring. The gas fired central heating boiler is located in the kitchen.

Dining Room

The dining room is laid out in an open plan basis with kitchen. This is a well proportioned and bright room with French doors leading to the rear. Karndean flooring, CH radiator and TV point.

Bedroom 5

A ground floor bedroom which could also be used as a further reception room, if required. Built-in cupboard, Karndean flooring, TV point and CH radiator.

Landing

The landing provides access to the bathroom and bedroom accommodation. Built-in storage cupboards and CH radiator.



Bedroom 1

A spacious bedroom with a bay window to the front. Built-in wardrobes, CH radiator and TV point.

Bedroom 2

A bedroom to the rear with built-in wardrobe, CH radiator and TV point.

Bedroom 3

A single bedroom to the front with CH radiator.

Bathroom

The luxury bathroom is fitted with a three-piece suite in white comprising WHB, WC and bath. There is a separate shower cubicle with a mains shower. Vertical CH radiator.

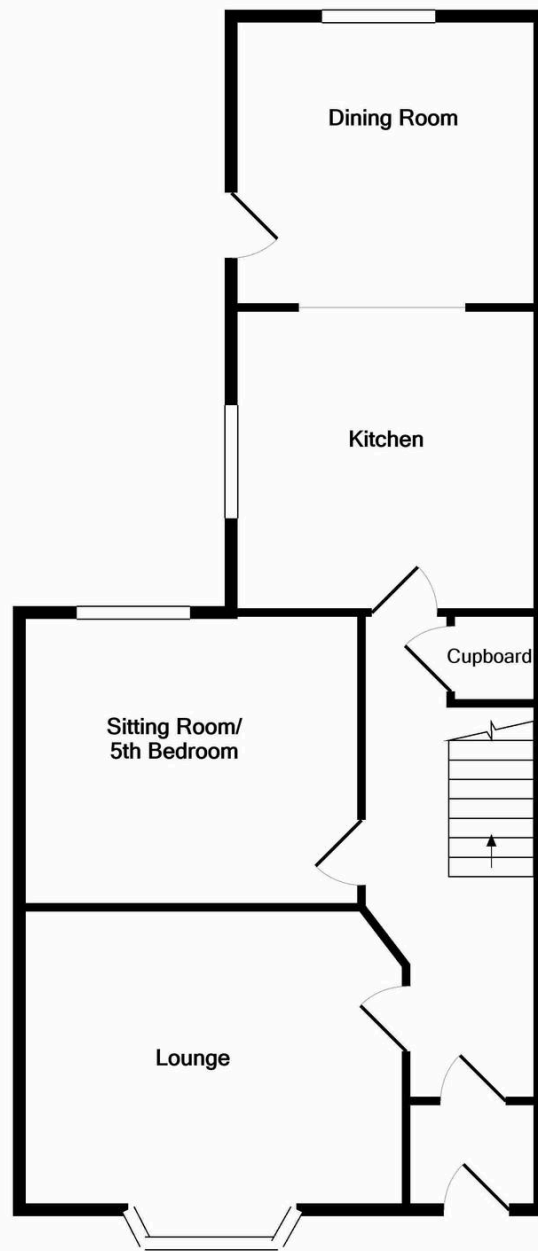
Bedroom 4

A further bedroom to the rear, currently used as a home office. CH radiator.

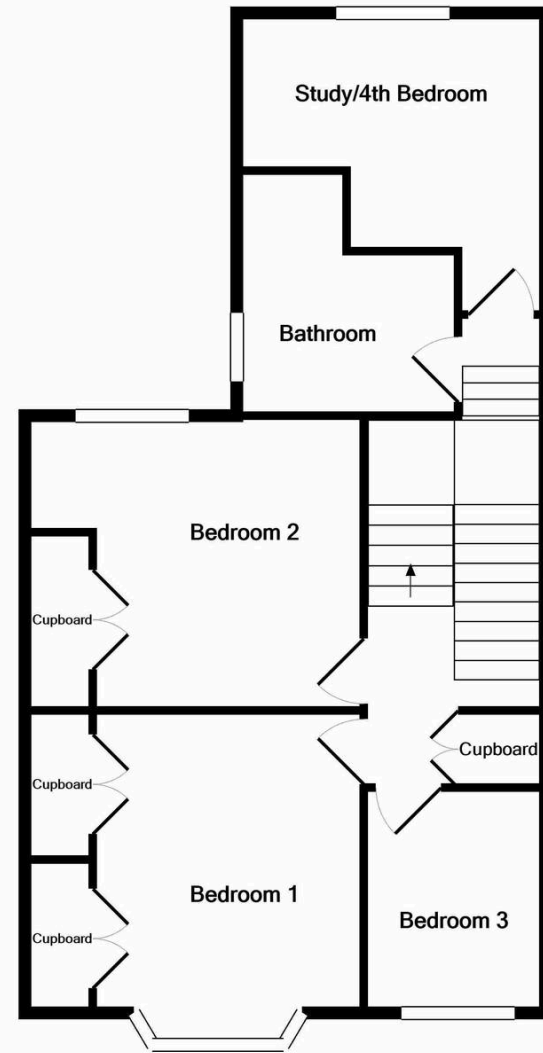
Garden

To the front there is a small area of landscaped garden ground within low level wall and railings. To the rear there is an area of fully enclosed garden ground comprising lawn and paved patio. There is pedestrian access to the rear garden from Royal Avenue.





Ground Floor



1st Floor

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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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.