



1 Victoria Place, Stranraer

PRICE: Offers Over £145,000 are invited

1 Victoria Place

Stranraer

It is situated within a popular and sought after residential area of the town and is adjacent to other terraced residential units of varying design with an outlook over same and the garden ground to the rear. All major amenities are located in and around the town centre and include supermarkets, healthcare, indoor leisure pool complex and primary/secondary schooling.

Council Tax band: C

EPC Energy Efficiency Rating: D

- An extended end-of-terrace villa
- Situated only a short walk from the town centre, Primary & Secondary Schooling and Loch Ryan shore
- Spacious family accommodation over two levels
- In walk-in condition throughout
- Benefiting from a full redecoration and new floor coverings throughout
- Attractive period features to include, original woodwork & doors, ceiling cornice and a spindle and rail staircase
- Spacious 'dining' kitchen
- Ground floor WC
- Delightful bathroom
- Low maintenance garden



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This extended end-of-terrace villa presents a rare opportunity to acquire a home of character and distinction, perfectly positioned just a short stroll from the town centre, primary and secondary schools, and the shores of Loch Ryan. Offering spacious family accommodation arranged over two thoughtfully designed levels, this three-bedroom residence is in walk-in condition, having recently undergone a comprehensive redecoration with new floor coverings throughout. The property seamlessly blends timeless period features with modern day comfort, boasting original woodwork and doors, attractive ceiling cornice, and a striking spindle and rail staircase that greets you upon entry. The heart of the home is a generously proportioned dining kitchen, ideal for family gatherings or entertaining guests and complemented by a convenient ground floor WC. Upstairs, there is a well-appointed family bathroom, while the bedrooms benefit from excellent natural light and a sense of space.

To the rear, an enclosed garden ground offers privacy and security, featuring a concrete driveway and a neat gravel border that enhances the sense of space. The integral garage, equipped with double doors, power, and light, provides invaluable convenience and versatility, whether used for secure parking, storage, or as a workshop. The concrete driveway allows for additional off-road parking, a rare advantage in this sought-after area.



Hallway

The property is accessed by way of a uPVC storm door, which in turn leads to a glazed interior door. The hallway provides access to almost all of the ground floor accommodation and the spindle and rail staircase to the first floor. CH radiator.

Lounge

A double-aspect main lounge to the front featuring a wooden fire surround with a tile insert housing an open fire. Ceiling cornice & rose, a TV point and a CH radiator.

Bedroom 3

A ground floor bedroom with ceiling cornice and a CH radiator.

Kitchen

The spacious kitchen is fitted with a range of floor and wall-mounted units with granite-style worktops. The hob, oven and extractor hood are all brand new. Plumbing for an automatic washing machine and a CH radiator.

Dining Room

The dining room is laid out in an open-plan basis with the kitchen. CH radiator.

Utility Room

A spacious utility room to the rear, which houses the gas central heating boiler.

WC

Comprising a WHB and WC in white. CH radiator.

Landing

The landing provides access to the family bathroom and first floor bedrooms. There is a large built-in cupboard and a skylight to the rear.



Bathroom

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

Bedroom 1

A double aspect bedroom to the front with ceiling cornice and a CH radiator.

Bedroom 2

A bedroom with a window to the side and a skylight to the rear. CH radiator.

Garden

To the rear of the property there is an area of enclosed garden ground which is comprised of a concrete driveway and a gravel border.

GARAGE

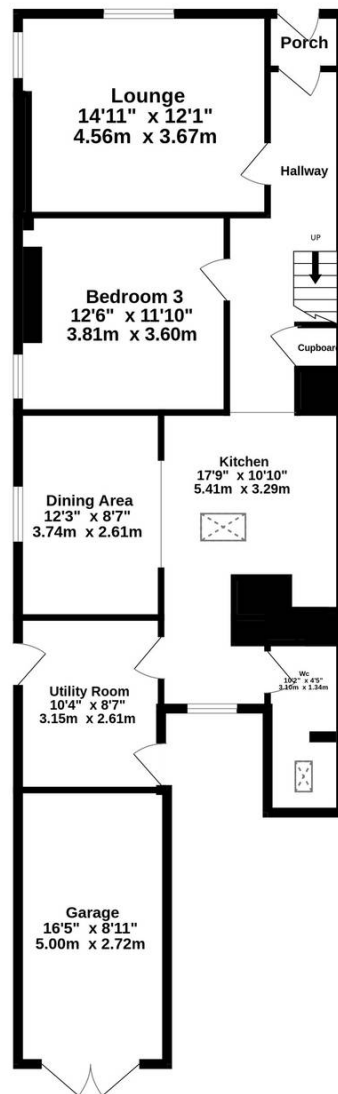
Single Garage

A garage to the rear of the property with double doors to the front, power and light. There is a concrete driveway for off-road parking.

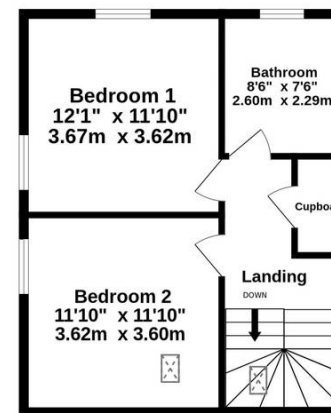
OFF STREET



Ground Floor
988 sq.ft. (91.8 sq.m.) approx.



1st Floor
462 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1450 sq.ft. (134.7 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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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.