



2 Burnside Terrace

Stranraer, DG9 8HH

PRICE: Offers Over £100,000 are invited

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Stranraer, Stranraer

Local amenities that are readily accessible include access to the Loch Ryan shore, Rephad Primary School, Stranraer Academy, an excellent restaurant and a general store. All major amenities such as supermarkets, healthcare, Stair Park and indoor leisure pool complex are located in and around the town centre approximately 1 mile distant.

Council Tax band: B

Tenure: Freehold

- Popular residential location
- Only a stones throw from the shores of Loch Ryan
- Easy access to both Primary & Secondary schools
- Spacious family accommodation over 2 levels
- Fair condition with scope for some general modernisation within
- Generous corner site plot
- Off-road parking



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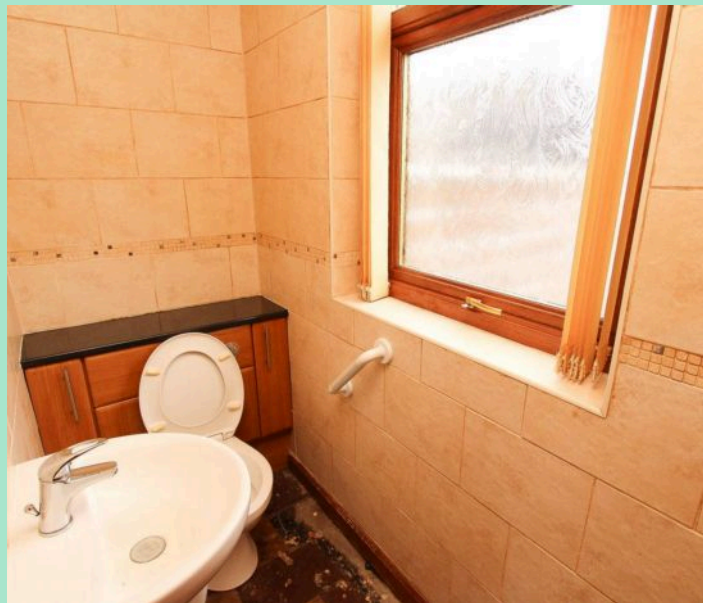
Stranraer, Stranraer

Located in the heart of a popular residential area, this is an opportunity to acquire a well-proportioned, 3-bedroom semi-detached house, situated only a stone's throw away from the shores of Loch Ryan.

Of traditional construction under a retiled roof the property benefits from gas fired central heating and uPVC double glazing.

In fair condition, this property presents a blank canvas with the potential for some general modernisation to make it your own.

The property is set within its own generous corner site plot of garden ground with the added benefit of off-road parking.



Lounge/Dining Room

A spacious room to the front featuring a gas fire with a back boiler. CH radiators, wall lights and TV point.

WC

Situated off the lounge. WHB and WC in white.

Kitchen

The kitchen is fitted with a range of oak design floor and wall-mounted units with cream worktops. There is a gas cooker, breakfast bar, plumbing for an automatic washing machine and a CH radiator.

Bathroom

The bathroom is fitted with a 3-piece suite in white comprising a WHB, WC and bath with a shower over. There is a heated towel rail.

Bedroom 1

A bedroom to the front with a built-in cupboard and CH radiator.

Bedroom 2

A further bedroom to the front with a built-in cupboard and CH radiator.

Bedroom 3

A bedroom to the rear with a built-in cupboard and CH radiator.



GARDEN

The property is set amidst its own generous area of corner-site garden ground, mainly comprised of lawns.

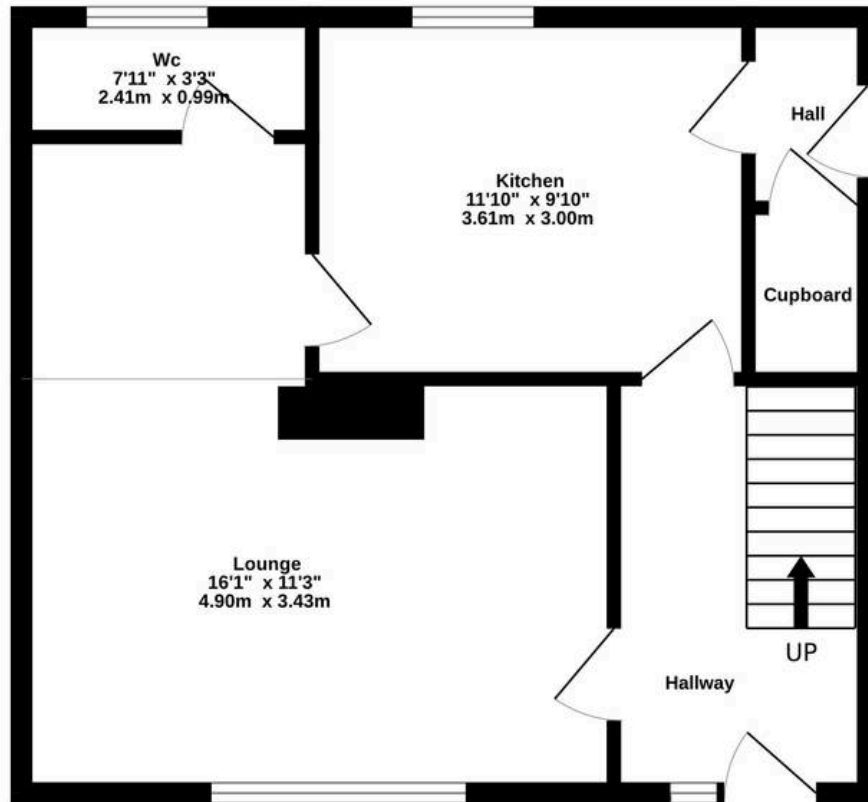
GARAGE

Single Garage

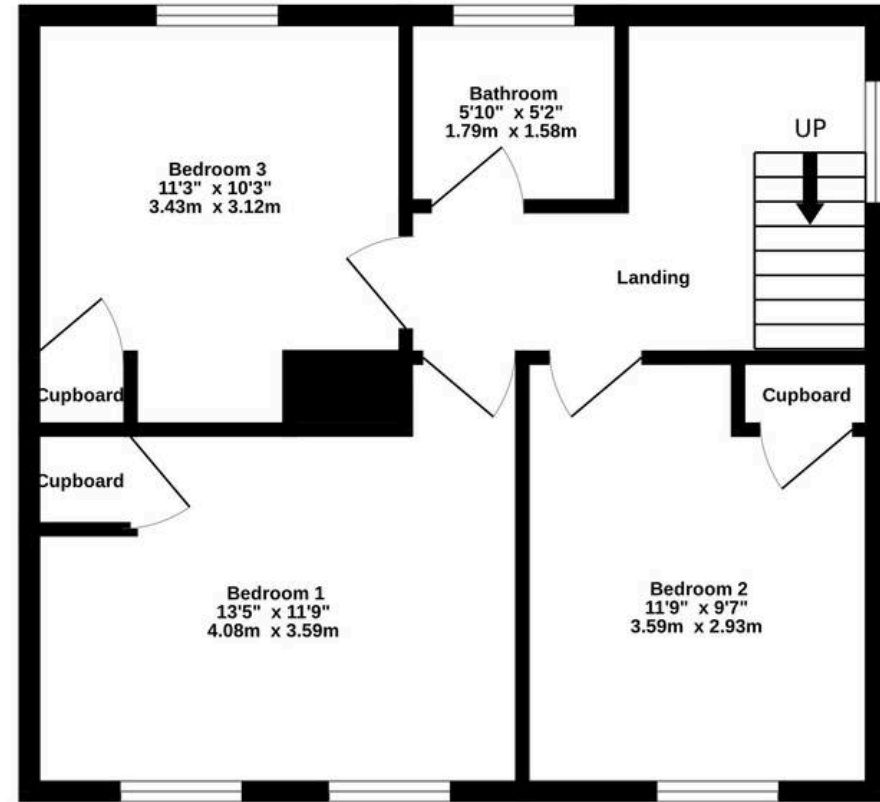
There is a detached garage to the side with a driveway in front.



Ground Floor
479 sq.ft. (44.5 sq.m.) approx.



1st Floor
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 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.