



**2 Victoria Place, Stranraer**

Stranraer, DG9 7HE

**PRICE: Offers Over £115,000 are invited**



## 2 Victoria Place

Stranraer, Stranraer

All major amenities including supermarkets, healthcare, indoor leisure pool complex and schooling are located in and around the town centre a short distance away.

Council Tax band: C

EPC Energy Efficiency Rating: D

- Spacious terraced townhouse
- Ideal first time purchase
- Close to all amenities
- Three spacious bedrooms
- Generous sized dining kitchen
- Fully enclosed garden grounds
- Full UPVC double glazing
- Gas fired central heating





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Stranraer, Stranraer

Discover the charm of this ideal first-time purchase with this well-presented 3-bedroom mid-terraced house. Situated in a sought-after location close to all amenities, this spacious townhouse offers comfortable living with three generously sized bedrooms and a generous dining kitchen. The property boasts full UPVC double glazing and gas-fired central heating, ensuring a warm and inviting ambience throughout. Perfect for those seeking a convenient lifestyle in a welcoming community.

Step outside into the fully enclosed garden and embrace the tranquillity of the paved patio, lush lawn, raised decking, and a substantial wooden shed. This outdoor retreat provides the perfect space to relax and entertain, offering privacy and security. With a gate leading to the rear lane, pedestrian access to Edinburgh Road is conveniently at your fingertips, enhancing the connectivity of this charming property. Enjoy the best of indoor-outdoor living in this delightful home.

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### **Porch**

The property is accessed by way of a uPVC storm door. Glazed interior door to the hallway.

### **Hallway**

The hallway provides access to almost all of the ground floor accommodation and staircase to the first floor. Oak flooring and CH radiator.

### **Lounge**

14' 0" x 11' 10" (4.27m x 3.60m)

A spacious main lounge to the front with carved wood fire surround housing an open fire. Oak flooring, CH radiator and TV point.

### **Kitchen**

12' 0" x 11' 11" (3.65m x 3.62m)

The kitchen has been fitted with a full range of walnut 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 double oven and plumbing for an automatic washing machine. Oak flooring and CH radiator.

### **Sitting Room**

10' 9" x 8' 0" (3.27m x 2.43m)

A further reception room to the rear with French doors leading to the garden. Oak flooring and CH radiator.

### **Bedroom**

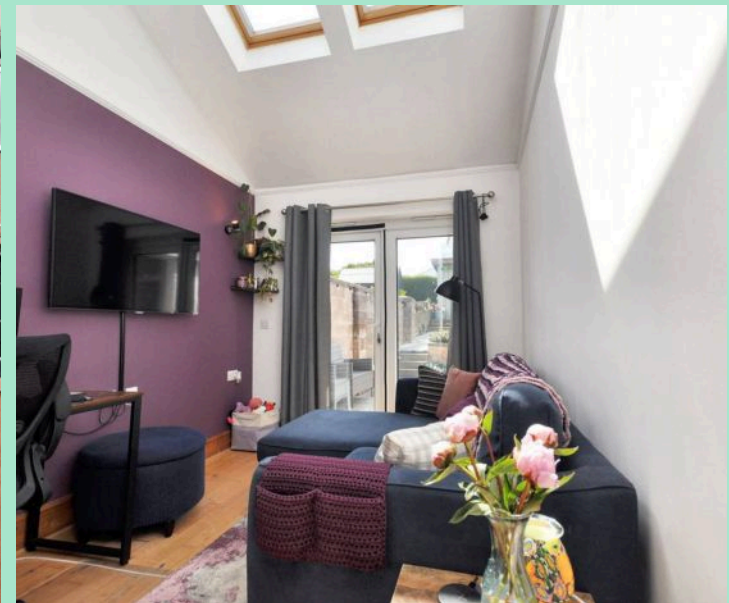
10' 9" x 10' 4" (3.27m x 3.16m)

A ground floor bedroom with CH radiator and TV point as well as access to ensuite toilet.

### **En Suite WC**

5' 9" x 5' 4" (1.75m x 1.63m)

Comprising a WHB and WC. CH radiator and storage cupboard.





**Bedroom**

11' 11" x 11' 7" (3.62m x 3.52m)

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

**Landing**

Access to bedroom accommodation, built-in cupboard and Velux window over the stairwell.

**Bedroom**

12' 6" x 11' 11" (3.80m x 3.62m)

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

**Bathroom**

12' 6" x 6' 6" (3.80m x 1.97m)

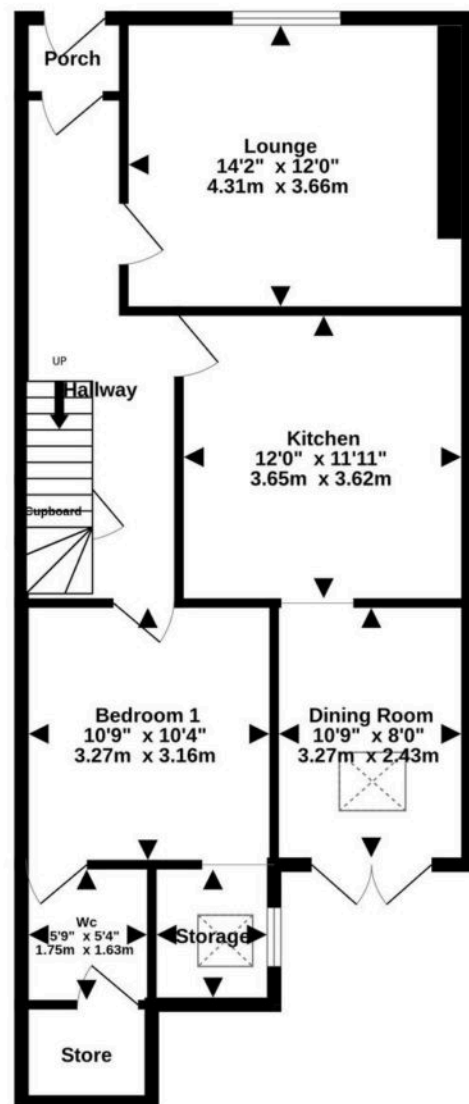
The bathroom is fitted with a 3-piece suite in white comprising a WHB, WC and bath. There is a separate shower cubicle with a mains shower. Heated towel rail.

**Garden**

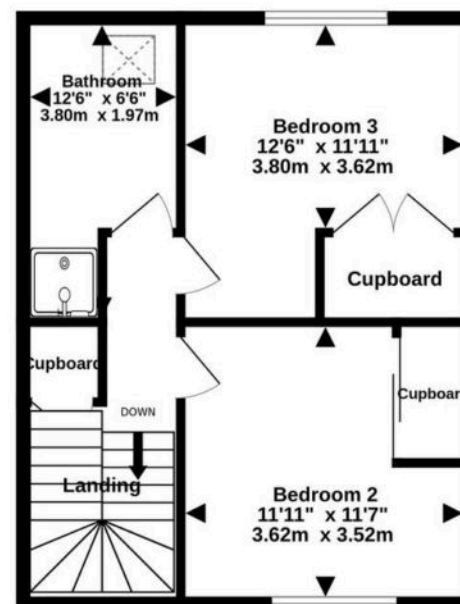
The fully enclosed rear garden comprises a paved patio, lawn, raised decking and large wooden shed. There is a gate to the rear lane which provides pedestrian access to Edinburgh Road.



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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