



**3 Dalriada Avenue, Stranraer**

DG9 0HD

**PRICE: Offers Over £225,000 are invited**

## 3 Dalriada Avenue

Stranraer, Stranraer

Local amenities include general stores, Sheuchan Primary School and Agnew Park. All major amenities are located in and around the town centre, approximately one mile distant, and include supermarkets, healthcare, indoor leisure pool complex and secondary school.

Council Tax band: D

EPC Energy Efficiency Rating: D

- An extended semi-detached villa located within a most popular residential area
- Only a short walk from Sheuchan Primary School and the shores of Loch Ryan
- Immaculate condition throughout having been fully modernised
- Splendid contemporary 'dining' kitchen
- Delightful bathroom
- Oak internal doors
- Oil central heating and uPVC double glazing
- New uPVC roof-line products
- Fully landscaped garden grounds
- Detached garage and ample off-road parking



## 3 Dalriada Avenue

Stranraer, Stranraer

Nestled in the heart of a highly sought-after residential area, this exceptional 4-bedroom semi-detached residence offers well-proportioned family accommodation over two levels. Boasting an extended this immaculately presented villa is ideally situated just a stone's throw away from Sheuchan Primary School and the shores of Loch Ryan, making it an ideal abode for young families.

Step inside to discover a home that has been lovingly renovated to the highest standards, with features such as oak internal doors, oak spindle & rail staircase, oil central heating and uPVC double glazing creating a welcoming ambience throughout. The highlight of the property is undoubtedly the stunning dining kitchen, a spacious hub ideally suited to family gatherings.

The bathroom exudes luxury with its modern fixtures and fittings, offering a place of relaxation and rejuvenation. The property also benefits from a monoblock driveway that comfortably accommodates multiple vehicles, ensuring that parking is never a concern for residents and guests alike.



### Hallway

The property is accessed by way of a uPVC storm door with side panel. Oak spindle & rail staircase to the first floor, built-in storage cupboard and vertical CH radiator.

### Lounge

A spacious main lounge to the front featuring a marble fire surround with a marble hearth. CH radiator and TV point.

### 'Dining' Kitchen

The kitchen is fitted with a full range of contemporary floor and wall mounted units with ample granite style worktops incorporating an asterite sink with a swan neck mixer. There is a ceramic hob, extractor hood, twin built-in ovens, American style fridge/freezer and plumbing for an automatic washing machine. CH radiator.

### Sun Lounge

A further reception room to the rear with French doors leading to the rear garden. Ornate lighting, CH radiator and wall mounted TV point.

### Bedroom 4

A ground floor bedroom to the front with CH radiator and TV point.

### Landing

The landing provides access to the first floor bedrooms, bathroom and the box room. Built-in storage cupboard.

### Bathroom

The bathroom is fitted with a three piece suite in white comprising a WHB, WC and bath with a shower over. Ceramic wall tiles and a vertical CH radiator.



### Bedroom 1

A master bedroom to the side with built-in wardrobes and a CH radiator.

### Bedroom 2

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

### Bedroom 3

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

### Garden

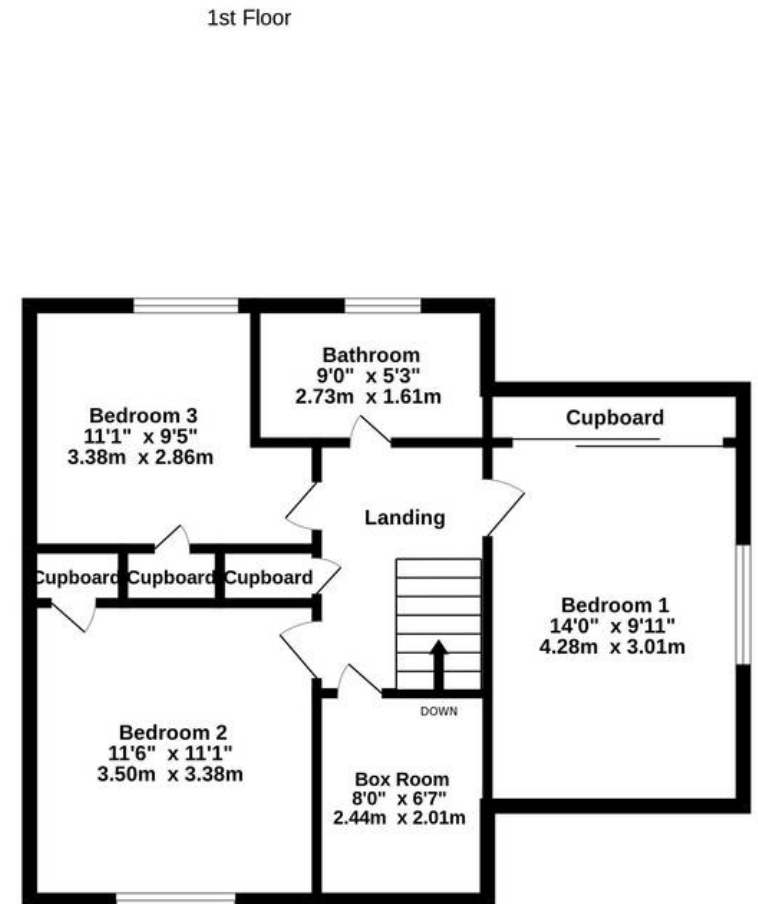
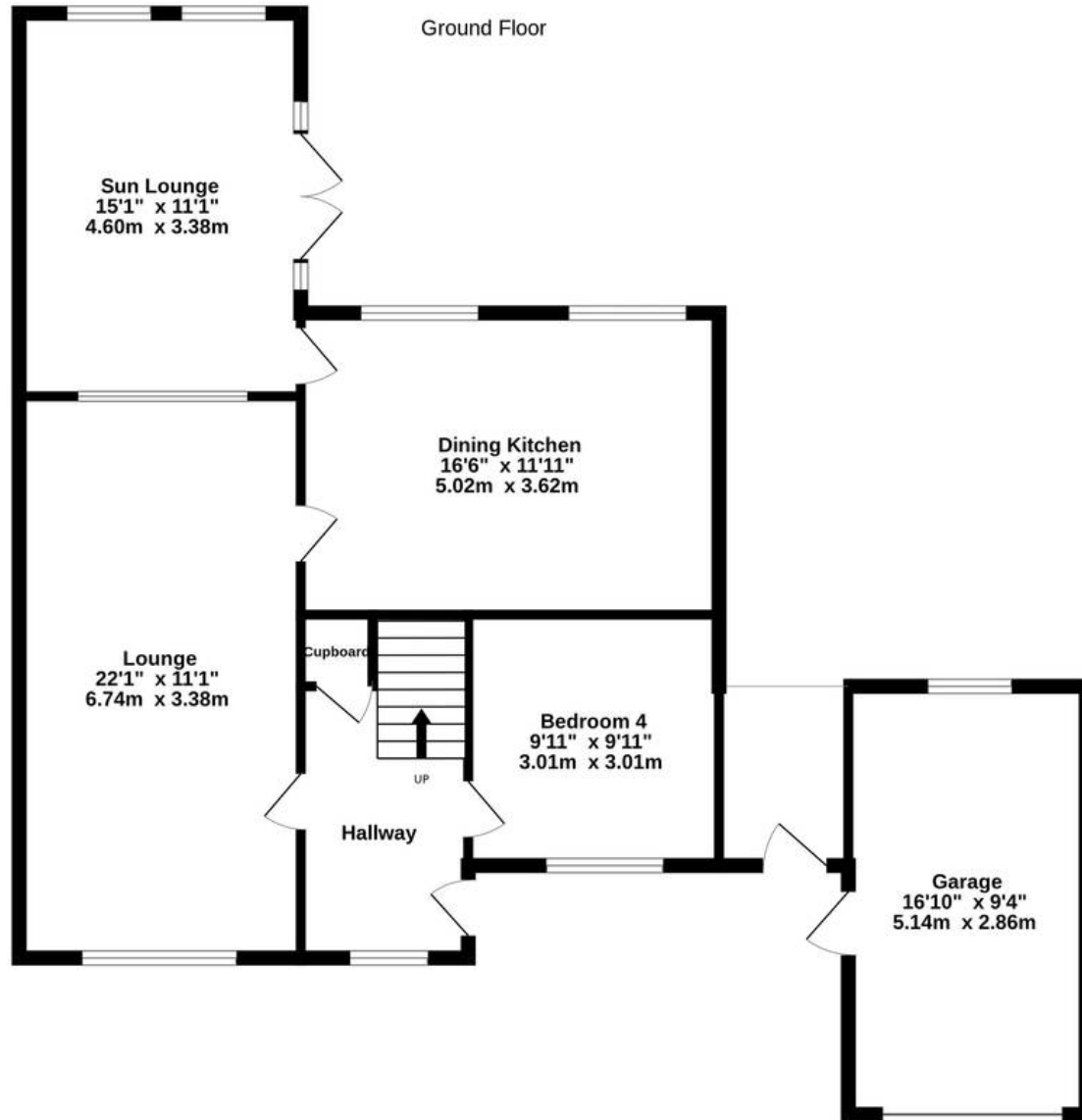
The property is set amidst its own area of fully landscaped garden grounds comprising manicured lawns, an Indian sandstone patio area and raised flower borders.

### GARAGE

Single Garage

A detached garage with a remote controlled electric roller door to the front, new composite service door and new uPVC double glazed window to the rear. Power and light. There is a monoblock driveway providing ample off-road parking for multiple vehicles.





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.