



**35 Dalrymple Street, Stranraer**

Stranraer, DG9 7ET

Offers Over £80,000 are invited

# 35 Dalrymple Street

Stranraer

It is located only a short walk from all major amenities including supermarkets, healthcare, indoor leisure pool complex and primary school. The secondary school is approximately one mile distant.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Situated just off the town centre
- Well-proportioned family accommodation over two levels
- Newly fitted bathroom suite
- Spacious kitchen
- Scope for some general modernisation within
- Gas central heating & uPVC double glazing
- Enclosed garden ground to the rear



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Located just off the town centre, this two-bedroom terraced house offers well-proportioned family accommodation arranged over two levels. The property welcomes you with a sense of space and is complemented by gas central heating and uPVC double glazing for year-round efficiency. Inside, the home features a spacious kitchen and a newly fitted bathroom suite. The living areas are bright and airy, offering scope for some general modernisation, allowing the new owner to infuse their own style and personality. Each bedroom is thoughtfully sized, providing restful retreats for all members of the household. This is a wonderful opportunity for those seeking a home with exciting potential in a convenient location.



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Outside, the property boasts its own private garden grounds, creating a welcoming first impression with a front garden laid out in quartz gravel and enclosed within a low-level wall. To the rear, a generous and enclosed garden awaits, predominantly laid to lawn and offering ample space for children to play or for keen gardeners to create their own landscaped haven. The rear garden also benefits from two substantial brick-built outbuildings, ideal for storage. With plenty of scope for further landscaping and outdoor entertaining, this property's external space perfectly complements the well-appointed accommodation within, creating an inviting and versatile home environment just moments from the heart of town.



### Hallway

The property is accessed by way of a new composite storm door with a double glazed side panel. CH radiator.

### Lounge/Diner

A spacious lounge/dining room with windows to the front and rear. Featuring a Fyfe stone fire surround and TV plinth. CH radiators.

### Kitchen

The kitchen is fitted with floor and wall-mounted units in white with granite-style worktops incorporating a stainless steel sink. There is a gas hob, built-in oven, and plumbing for an automatic washing machine.

### Bathroom

Recently fitted with a three-piece suite in white comprising a WHB, WC and bath with a shower over. Vinyl wall panelling and a CH radiator.

### Bedroom 1

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

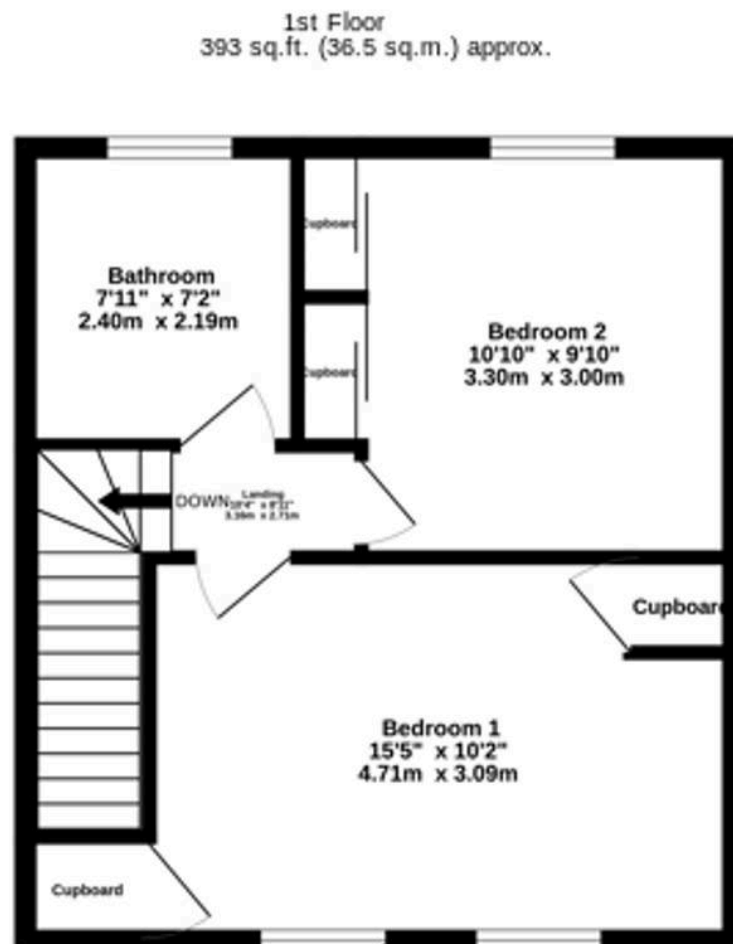
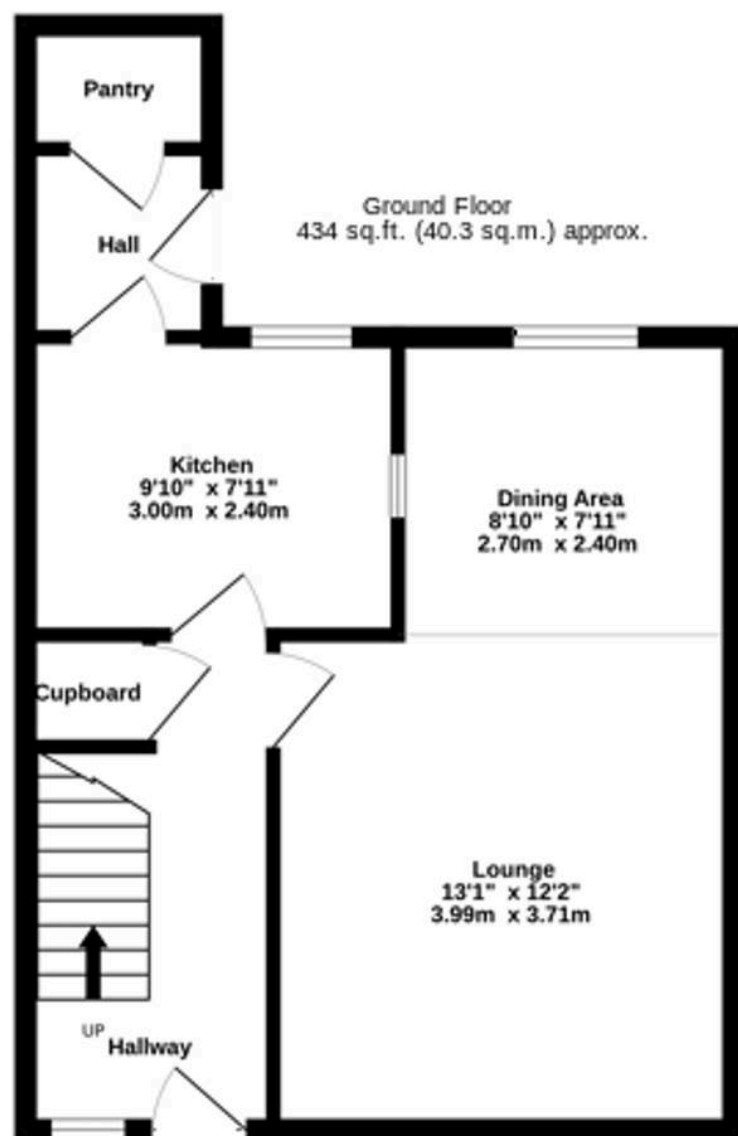
### Bedroom 2

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

### Garden

The property has its own area of garden ground. The front is laid out with quartz gravel and is set within a low-level wall. The generous rear garden is predominantly laid out to lawn and provides scope for some general landscaping. There are two brick-built outbuildings.





TOTAL FLOOR AREA : 827 sq.ft. (76.8 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.





## South West Property Centre Ltd

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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.