



**Wellington House Princes Street, Stranraer**

Stranraer DG9 7RQ

**PRICE: Offers Over £219,500 are invited**

# Wellington House Princes Street

Stranraer, Stranraer

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

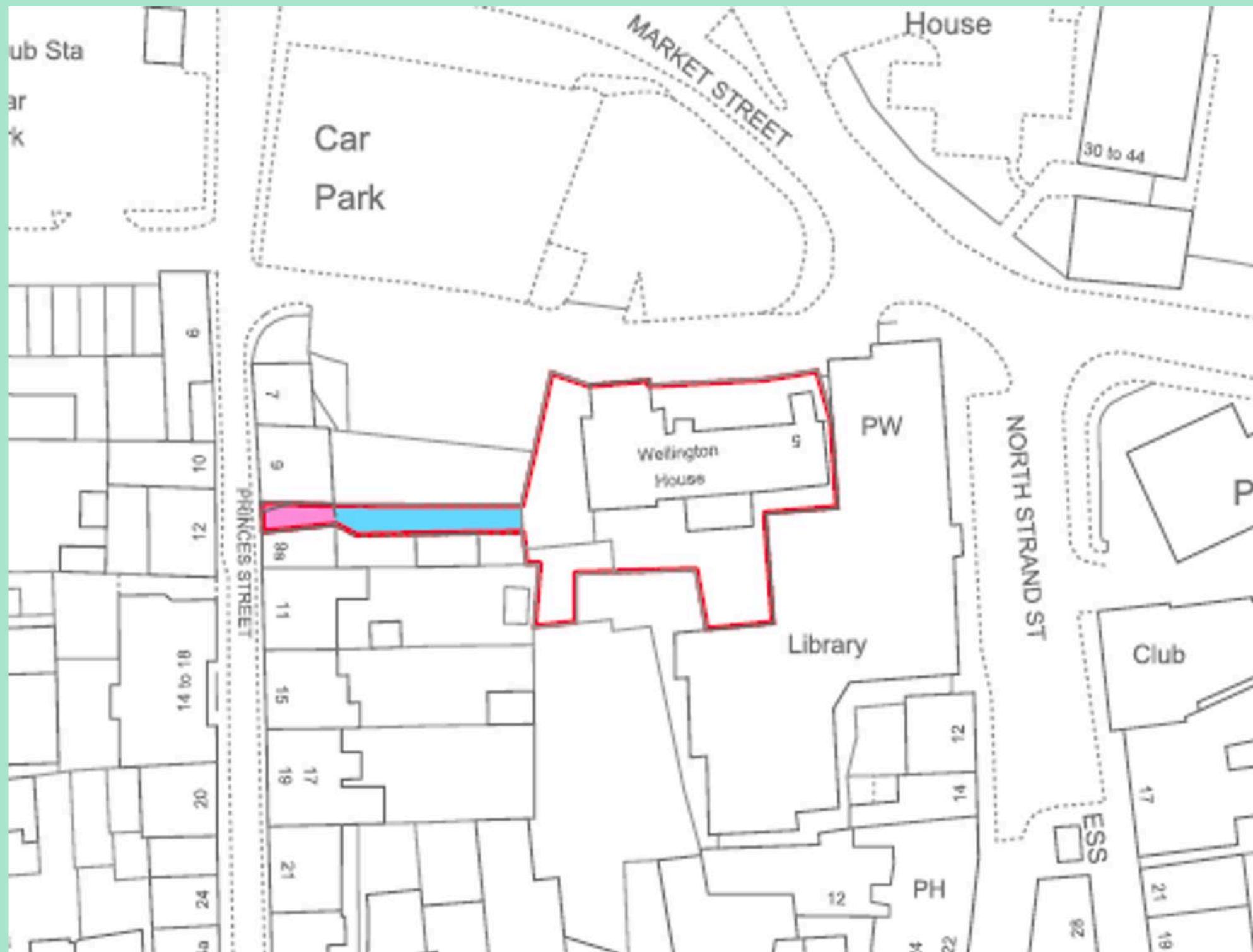


# Wellington House Princes Street

Stranraer, Stranraer

An opportunity arises to acquire an early 19th century townhouse of great character including a basement flat and adjoining cottage. The property is located on Stranraer sea-front and enjoys wonderful views over the town's marina. Wellington House, on the south side of Fisher Street, is an attractive, ashlar-fronted building, built as the home attached to the Stranraer brewery. It later became the Customs House for Stranraer, and a sandstone addition on the west side, constructed sometime before 1881, was the office of the British Linen Bank. The property is in fair condition throughout and will require a programme of renovation. This spacious residence would be ideally suited for use as a large family home, small hotel/guest house, restaurant/bar or as a flatted development subject to local authority approval. The property is set within its own area of walled garden ground with vehicular access from Princes Street.





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.