



**'Strathearn', Edinburgh Road**

Stranraer, DG9 7HD

**PRICE: Offers in Region of £150,000 are invited**

# 'Strathearn', Edinburgh Road

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

Tenure: Freehold

EPC Energy Efficiency Rating: D

- A semi-detached townhouse
- Located only a short walk from the town centre
- Within easy reach of Primary & Secondary schooling
- Spacious family accommodation over two levels
- Attractive internal woodwork and doors
- Fully re-wired
- Gas central heating and uPVC double glazing
- In good condition with scope for some general modernisation
- Easily maintained garden ground



# 'Strathearn', Edinburgh Road

## Stranraer

Situated just a short walk from the heart of the town centre, this impressive semi-detached townhouse offers a wonderful blend of convenience, comfort, and potential.

Perfectly positioned within easy reach of both primary and secondary schooling, the property is ideally suited to families seeking spacious accommodation over two well-proportioned levels. Step inside to discover inviting interiors, where attractive internal woodwork and solid doors create a sense of warmth and character throughout. The home benefits from a recent full re-wire, gas central heating, and modern uPVC double glazing, ensuring comfort and efficiency in every season. While the property is presented in good condition, it also provides exciting scope for general modernisation, allowing new owners to put their personal stamp on this delightful residence. With its practical layout and period touches, this is a home that balances every-day living with timeless appeal.

Outside, the property is set amidst its own private area of easily maintained garden ground, offering a tranquil retreat from the bustle of daily life. With its combination of comfort, convenience, and potential, this property presents a rare opportunity to secure a wonderful family home in a sought-after location.



### Hallway

A wooden outer storm door provides access to the Terrazo tiled porch with an inner glazed door to the hallway. The hallway provides access to the downstairs accommodation. There is a carved wood staircase to the upper floor, delightful ceiling cornice work, an understairs cupboard, and a CH radiator.

### Lounge

The main reception room has windows to the front and side. There is an ornate tiled fire surround and hearth housing an electric fire. TV point, and CH radiator.

### Dining Room

A sitting room/dining room to the rear overlooking the rear garden. There is a wooden fire surround housing a gas fire. CH radiator and TV point.

### Kitchen

The kitchen is fitted with maple design floor and wall-mounted units with onyx-style worktops incorporating a stainless-steel sink. There is a gas cooker, an automatic washing machine and a fridge/freezer. The gas fired central heating boiler is located in the kitchen.

### Landing

The split landing gives access to the bathroom and the bedrooms.

### Bathroom

The bathroom is fitted with a modern suite in white comprising a WHB, WC and bath. There is a mains shower in place over the bath.



### Bedroom 1

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

### Bedroom 2

A bedroom to the rear with a CH radiator.

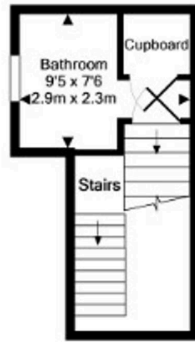
### Bedroom 3

A further bedroom to the front with a CH radiator.

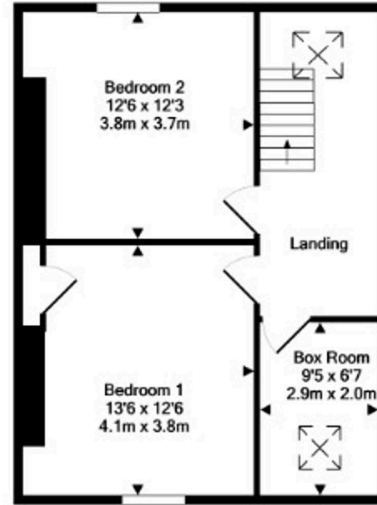
### Garden

The property is set amidst its own area of garden ground. The front has been laid out to lawn with flower borders set within a low-level wall. The enclosed rear garden comprises a lawn, gravel border, mature shrubs, and flower borders.

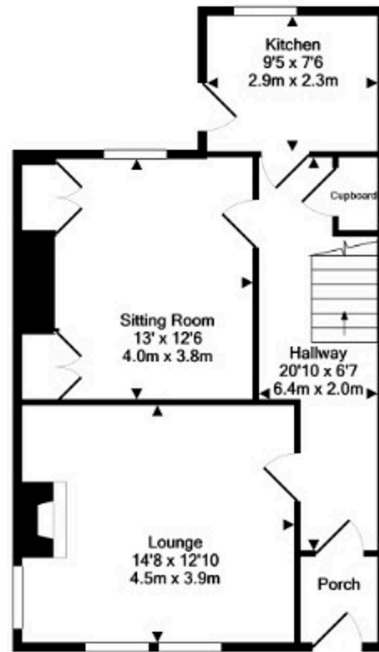




1st Floor



2nd Floor



Ground 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.





## 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.