



Liddesdale House, Stranraer

DG9 0LB

Offers Over £300,000 are invited.

Liddesdale House

Stranraer, DG9 0LB

The property is set within its own generous area of garden ground with ample off road parking and has the advantage of a rural status whilst being within very easy reach of all local amenities in the town. It adjoins a cottage to one side. Local amenities include Sheuchan Primary School, general stores and accessible transport service to both the town centre and to the secondary school. All major amenities including supermarkets, healthcare and indoor leisure pool complex are located in and around the town centre approximately 1 mile distant. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B

- Spacious semi-detached family home
- Recently converted separate annex
- Recently installed Air Source central heating
- Fully double glazed
- Spacious off road parking
- Generous sized garden grounds
- Walk in condition
- Countryside views
- Recently installed solar panels
- Two outdoor storage spaces to both front and rear



Liddesdale House, Stranraer, DG9 0LB

This exceptional offering consists of a striking 5 bedroom semi-detached house, ideal for families seeking a spacious and luxurious dwelling. Boasting a recently converted separate annexe, this residence is perfect for accommodating guests or providing additional living space. The property benefits from a recent installation of Air Source central heating, ensuring warmth and comfort throughout. Fully double glazed, the house features spacious off-road parking and generous garden grounds that provide the perfect backdrop for relaxation and outdoor activities. Hauntingly beautiful countryside views add to the allure of this abode, while recently installed solar panels underscore its commitment to sustainability and energy efficiency. With a walk-in condition, this property promises convenience and comfort in every corner, setting a new standard for modern living amidst serene surroundings.

The outside space of this property is equally captivating, with fully enclosed and spacious garden grounds to the rear offering a haven of tranquillity and privacy. The well-maintained grounds at the front feature a concrete pathway and patio, complemented by a spacious and lush lawn area bordered by fencing and mature plantings contributing to the serene atmosphere. The property also boasts a generous-sized concrete driveway, providing ample off-road parking for multiple vehicles. Additionally, the enclosed gardens offer sliding patio door access to a gravel section seating area, leading to a meticulously landscaped lawn area bordered by fencing and tastefully arranged planting borders featuring hedging and shrubbery. This property promises not only a luxurious and comfortable interior but also a beautifully landscaped exterior, inviting residents to enjoy the serenity and natural beauty that surrounds this extraordinary home.



Sun Room

13' 2" x 7' 8" (4.01m x 2.33m)

On the first floor to the front of the property, a bright and spacious sun room overlooking the front garden grounds and countryside beyond. With UPVC storm door providing outside access, fully double glazed windows and central heating radiator. Open access into hallway leading to full upper floor accommodation.

Hallway

Bright and spacious hallway giving access to full upper level living accommodation. Stairs access leading to both top floor and lower level accommodation. Central heating radiator also.

Lounge

15' 1" x 13' 4" (4.60m x 4.06m)

Generous sized upper level lounge with large double glazed windows providing outlook over garden grounds and countryside beyond. Feature fire place as well as built in display recess and central heating radiator and TV point.

Bedroom

14' 8" x 12' 0" (4.46m x 3.66m)

Bright and spacious master bedroom on the first floor with large double glazed window as well as central heating radiator and generous built in storage.

Bathroom

12' 0" x 8' 9" (3.66m x 2.66m)

Bright and spacious bathroom, recently installed comprising of walk in shower cubicle with electric shower. Separate bath as well as toilet and WHB. Splash panel boarding, large double glazed window and built in extractor. Vintage style fixtures and fittings.

Bedroom

12' 8" x 8' 3" (3.86m x 2.52m)

Spacious double bedroom on the upper level towards rear of property with large double glazed window providing rear outlook over garden grounds & beyond as well as central heating radiator.



WC

3' 7" x 3' 1" (1.09m x 0.93m)

Towards the rear of the property heading down to lower level accommodation, a separate WC split from shower room with toilet and corner WHB. Splash panel boarding as well as small double glazed window.

Shower Room

7' 6" x 2' 11" (2.28m x 0.88m)

Separate shower room from WC towards rear of property heading to lower level accommodation comprising of walk in shower cubicle as well as built in extractor.

Utility Room

7' 6" x 4' 7" (2.28m x 1.40m)

To rear of property towards the lower level accommodation, a utility space with plumbing for washing machine as well as space for tumble dryer. Tiled walls and double glazed window.

Reception Room

23' 4" x 13' 4" (7.12m x 4.06m)

Located on the ground level, a spacious open plan lounge and dining area with feature open stone fire and display recess. Double glazed window to both front and rear as well as two central heating radiators. A generous sized reception room.

Dining Kitchen

13' 3" x 12' 0" (4.04m x 3.66m)

Spacious dining kitchen on the ground level which has been fully fitted with both floor and wall mounted units. Stainless steel sink with mixer tap, integrated microwave, fitted electric range cooker and stove as well as space for fridge freezer. Double glazed window as well as central heating radiator. Spacious and open dining area.

Sitting Room

12' 0" x 10' 1" (3.66m x 3.08m)

Accessed off of dining kitchen, a spacious sitting room to the rear with double glazed window and central heating radiator.





Rear Porch

Rear porch with double glazed panel UPVC storm door giving outside access to front driveway and garden grounds. Double glazed window also.

Bedroom

20' 1" x 12' 8" (6.12m x 3.86m)

On the top level, a spacious double bedroom with large double glazed window providing an outlook over garden grounds and countryside beyond. Central heating radiator as well as access to eaves storage.

Bedroom/ Study

13' 3" x 9' 7" (4.04m x 2.92m)

Currently used as a study, the potential for another spacious bedroom on the top floor level with large double glazed window providing front outlook. Central heating radiator as well as access to generous built in storage.

Bedroom

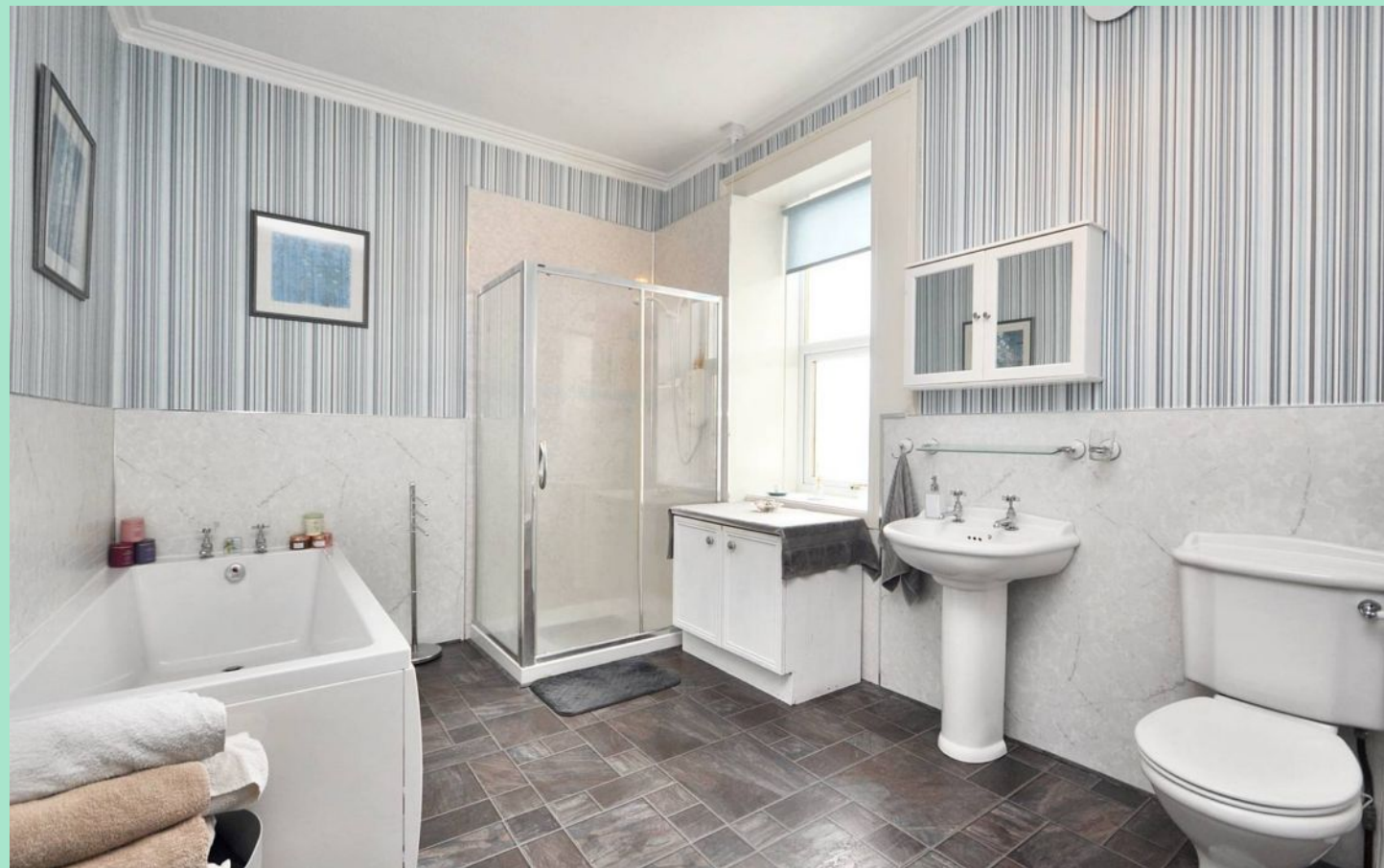
11' 11" x 10' 7" (3.64m x 3.22m)

Spacious double bedroom on the top floor level with double glazed window and central heating radiator. Access to generous built in storage also.

Lounge/ Dining Kitchen

23' 0" x 16' 11" (7.02m x 5.15m)

Recently converted separate annex currently operating as an Air BnB with open plan lounge area and dining kitchen. With modern fixtures and fittings, UPVC double glazed panel door giving access to lounge area with feature multi fuel burning stove and TV point. Open plan access to modern dining kitchen with both floor and wall mounted units with double glazed window to the rear as well as stainless steel sink with mixer tap. Fitted electric fan oven & hob as well as dishwasher and under counter fridge. UPVC double glazed sliding patio doors giving access to rear garden grounds as well as access to central heating boiler. Sliding door access to ensuite bedroom also.





Bedroom

14' 2" x 8' 7" (4.31m x 2.61m)

Spacious double bedroom with large double glazed window with modern fixtures and fittings as well as access to modern ensuite shower room.

Shower Room

8' 7" x 4' 3" (2.61m x 1.29m)

Bright and modern ensuite shower room fitted with walk in shower cubicle with splash panel boarding as well as separate toilet and WHB. Double glazed window and central heated towel rack.

Outside Storage

An exterior storage space to both front and rear of property providing generous space for ample storage.

Garden

Fully enclosed and spacious garden grounds to the rear and well maintained grounds to the front comprising of concrete pathway and patio, spacious and well maintained lawn area with boundary fencing as well as planting borders with mature planting and shrubbery.

Garden

Fully enclosed garden grounds with sliding patio door access to gravel section sitting area leading to well maintained lawn area with boundary fencing as well as planting borders with border hedging and shrubbery.

DRIVEWAY

6 Parking Spaces

Generous sized concrete driveway allowing for ample off road parking to the front for multiple vehicles. Gravel drive to side also for additional parking.







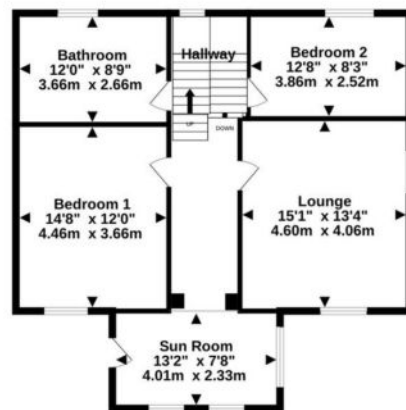




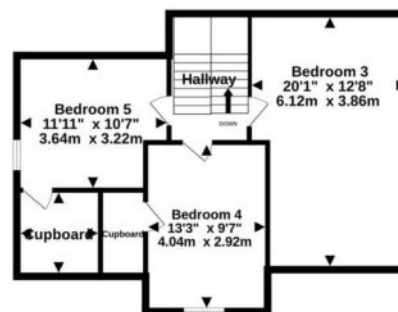




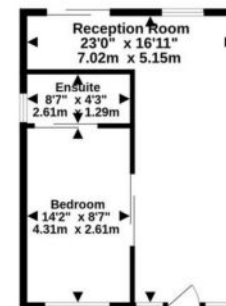
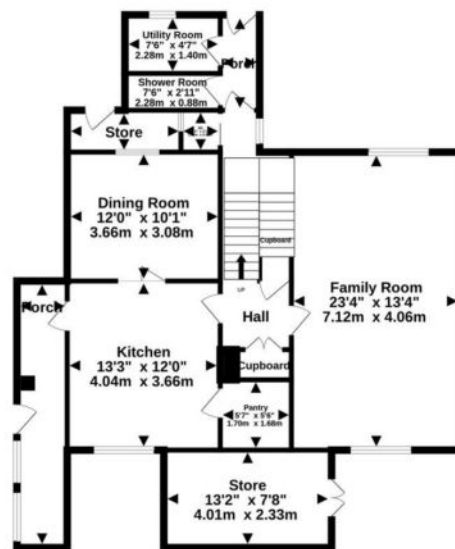
Ground Floor



1st Floor



Basement Level



Measurements are approximate. Not to scale. Illustrative purposes only
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