



82 Dalrymple Street, Stranraer

DG9 7DH

Offers Over – £250,000 are invited.

82 Dalrymple Street

Stranraer, DG9 7DH

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: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Substantial, detached townhouse
- Situated within easy reach of most amenities
- Many fine original features to appreciate
- Ornate spindle and rail staircase
- Splendid oak kitchen
- Spacious family bathroom
- Gas central heating
- Double glazing
- Fitted with external insulation
- Easily maintained garden ground



82 Dalrymple Street

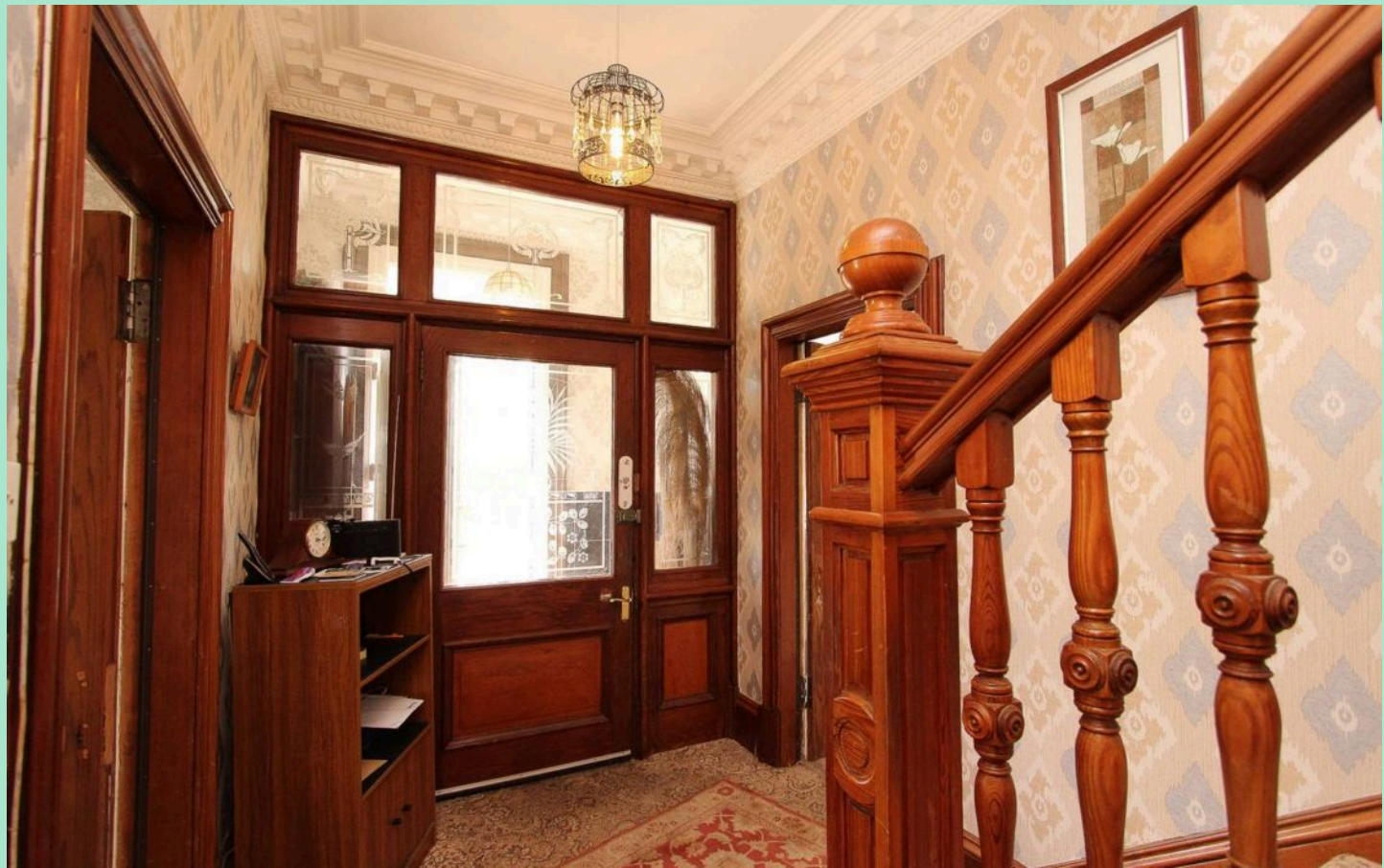
Stranraer, DG9 7DH

Conveniently located within easy reach of the town centre, this is a substantial, detached and extended family residence of traditional construction under a slate roof.

The property is in very good condition throughout and provides well-proportioned and most comfortable accommodation over two floors.

This generous family property retains great character and some delightful original features to include an etched glass interior entrance door, ornate spindle and rail staircase, an original fire surround, period internal doors with original arcitraves and some original cornice work. It also benefits from a splendid oak kitchen, spacious bathroom, double glazing, gas fired central heating and external insulation to the rear elevations.

Venturing into the outdoor space, you'll find a well-manicured garden that wraps around the property and the added benefit of a small driveway to the front.



Hallway

The hallway is accessed by way of a terrazzo-tiled front porch with a uPVC storm door. There is an etched glass interior door with side panels and fan light above leading to the wide and welcoming hallway. An ornate spindle and rail staircase takes you to the first floor.

Lounge

A main lounge with a bay window to the front. The lounge features an original fire surround, cornice work and ceiling rose. CH radiator and TV point.

Sitting Room

A double aspect reception room to the front featuring a wooden fire surround. CH radiator and TV point.

Garden Room

A garden room to the rear of the sitting room with sliding patio doors leading to the rear garden. CH radiator.

Dining Room/4th Bedroom

A dining room to the rear, which could be used as a ground-floor bedroom if required. CH radiator.

Utility Room

The utility room is laid out in an open plan basis with the kitchen. There is plumbing for an automatic washing machine. CH radiator.

Kitchen

The kitchen is fitted with a range of oak floor and wall-mounted units with granite-style worktops incorporating a stainless-steel sink with mixer. There is a gas/electric cooker point and an extractor hood.

WC

A ground-floor WC located off the utility room. Fitted with a WC and WHB.



Landing

The landing provides access to the first-floor accommodation. There is a walk-in cupboard with access to the loft. The gas central heating boiler is located here.

WC

A first-floor WC comprising a WHB and WC.

Bathroom

The spacious bathroom is fitted with a WHB, WC and bath. There is a corner shower cubicle with a mains shower. CH radiator.

Bedroom 1

A master bedroom with a bay window to the front. Built-in wardrobe, CH radiator and TV point.

Bedroom 2

A further bedroom to the front with a CH radiator.

Bedroom 3

A bedroom to the rear with a CH radiator.

Study/5th Bedroom

A study to the front which could be used as a 5th bedroom, if required.



GARDEN

Stepping outside, the property is embraced by its own well-maintained garden. The front garden has been thoughtfully landscaped with gravel for convenient upkeep, embraced by a low-level wall adorned with iron railings. A small driveway at the front provides off-road parking for added convenience. The enclosed rear garden features a concrete patio perfect for al fresco dining, an area of lawn and a gravel border. Completing the outdoor space is a substantial brick-built outbuilding, providing ample storage space for gardening tools and outdoor equipment.

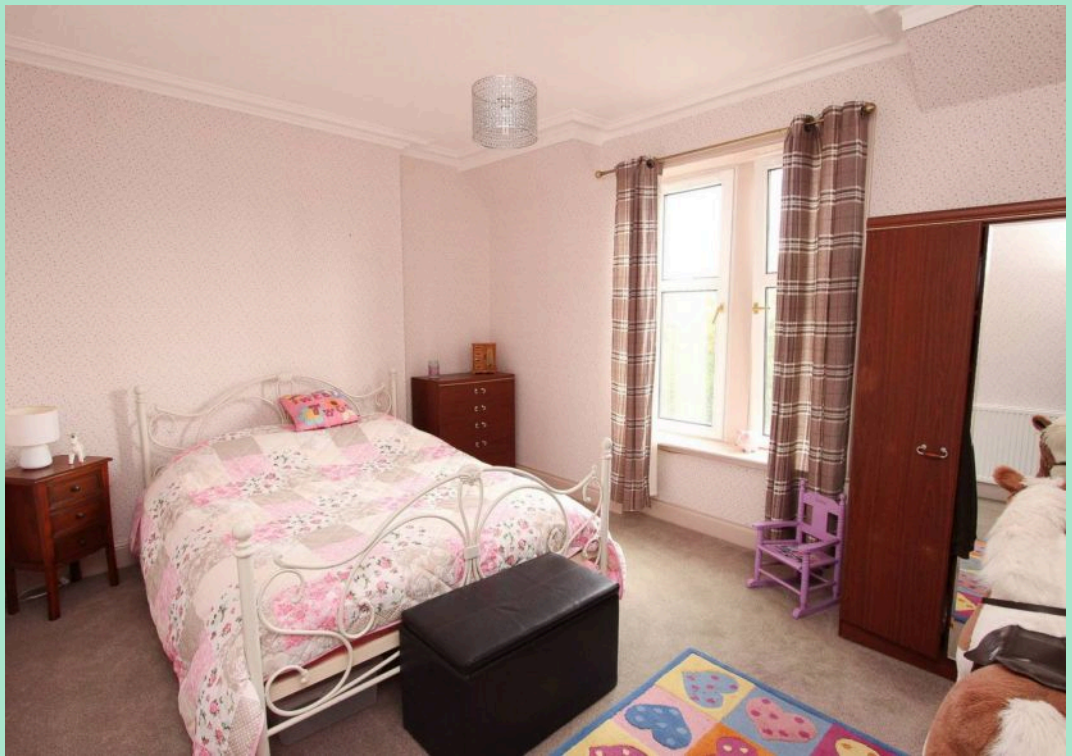
DRIVEWAY

OFF STREET

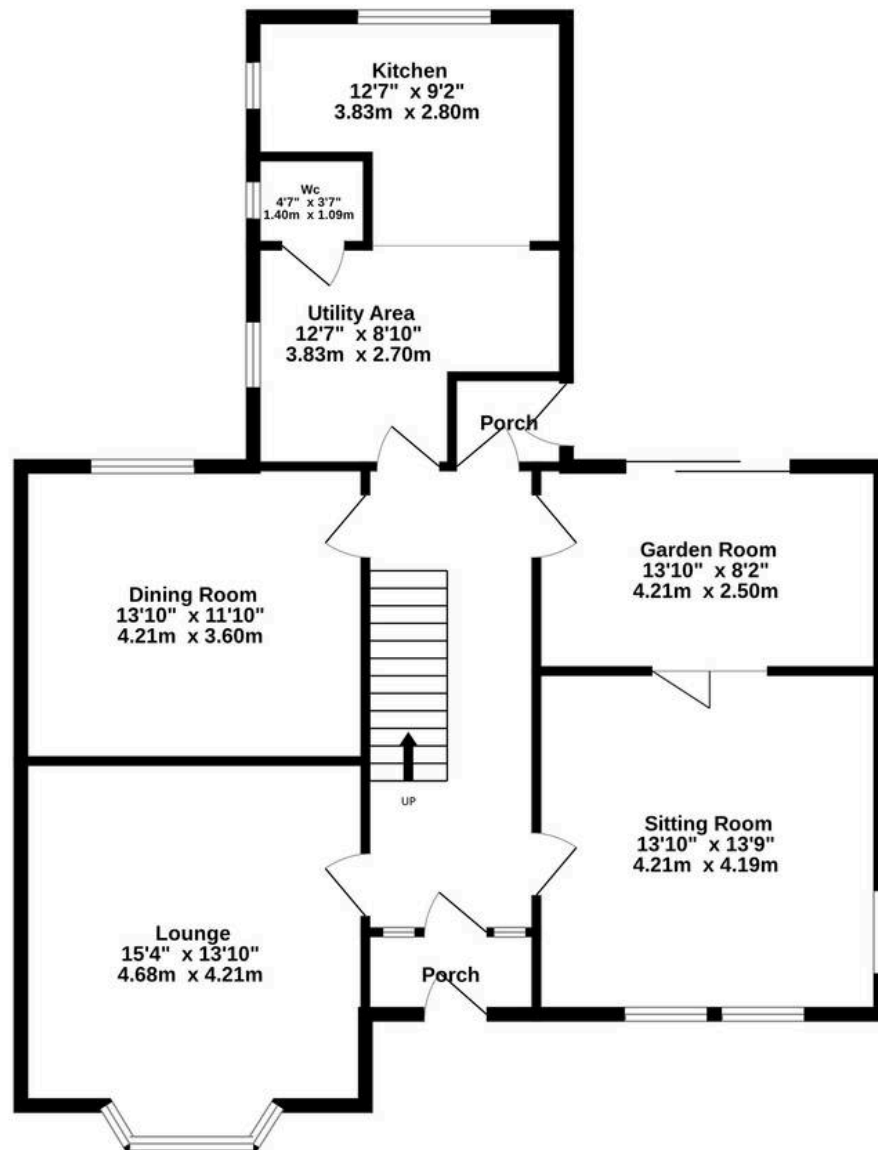
1 Parking Space

There is a small driveway to the front for off-road parking.

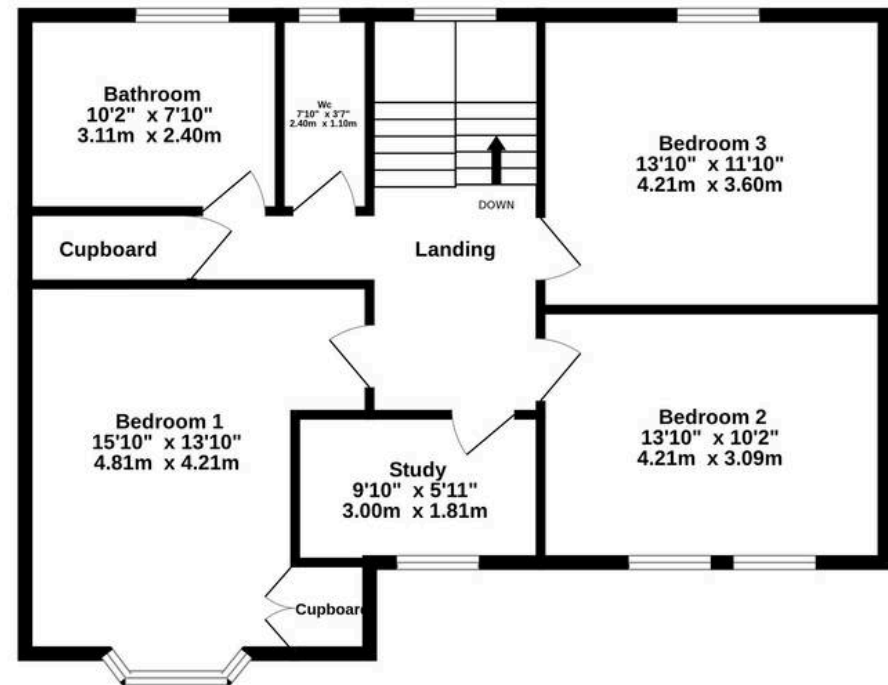




Ground Floor
1043 sq.ft. (96.9 sq.m.) approx.



1st Floor
812 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 1855 sq.ft. (172.3 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.





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