

**FOR SALE**

**'GLENCAIRN'  
EDINBURGH ROAD,  
STRANRAER, DG9 7HD**



Occupying a popular location within easy reach of the town centre and all major amenities, this is an extended semi-detached townhouse which has undergone a full programme of renovation in the past. The property retains many original features including attractive internal wood finishings, splendid staircase and delightful ceiling cornicework. In excellent condition the property benefits from a re-wire, splendid dining kitchen, garden room, delightful bathroom, 3 en-suites, multi-fuel stove, uPVC double glazing and gas fired central heating. Set within its own generous area of garden ground. Garage to the rear accessed by way of Waverly Lane.

**ENTRANCE PORCH, HALLWAY, LOUNGE,  
'DINING' KITCHEN, GARDEN ROOM, BATHROOM,  
5 BEDROOMS (3 EN-SUITE), DRESSING ROOM/  
6<sup>TH</sup> BEDROOM, GARAGE, GARDEN**

**PRICE: Offers over £210,000 are invited**



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**Charlotte Street  
Stranraer  
DG9 7ED**

**Tel: 01776 706147  
Fax: 01776 706890**

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## DESCRIPTION:

Occupying a sought-after residential location within easy reach of the town centre and all its major amenities, "Glencairn" is a substantial semi-detached villa providing spacious family accommodation over two floors.

Of traditional construction under a slate, the property retains many period features including attractive internal woodwork, splendid wooden staircase, and delightful cornicework.

In excellent condition throughout having been fully renovated and extended in the past to include a most spacious 'dining' kitchen, delightful bathroom, modern en-suites, electrical re-wire, multi-fuel stove, gas fired central heating and uPVC double glazing.

The property is set amidst its own generous area of easily maintained garden ground with garage to the rear. It is situated adjacent to other private residential properties of varying style and the outlook to the front is over residential property.

All major amenities including supermarkets, healthcare, indoor leisure pool complex and schooling are located in and around the town centre a short distance away.

This is indeed a fine family home and viewing is to be thoroughly recommended.

## FRONT PORCH:

A wooden outer storm door provides access to the property. Tiled flooring and uPVC double glazed door to the hallway.

## HALLWAY:

The spacious hallway provides access to almost all the downstairs accommodation. There is a carved wood staircase to the upper floor, delightful ceiling cornicework, understairs cupboard, telephone point and 2 CH radiators.



## LOUNGE:

The main reception room has a bay window to the front and window to side. There is a marble fire surround housing a multi-fuel stove. CH radiator, wall sconces and TV point.



## 'DINING' KITCHEN: (Approx 3.5m – 8.4m)

The spacious kitchen has recently been fitted with an extensive range of contemporary floor and wall mounted units with woodgrain style worktops incorporating an asterite sink with mixer. The range cooker, extractor hood and American style fridge freezer. Tiled flooring, recessed lighting and CH radiator.





[Further kitchen image](#)



**BEDROOM 1:**

A ground floor bedroom with CH radiator and built-in cupboard.



**EN-SUITE:**

The en-suite has recently been fitted with a 3-piece suite in white comprising a WHB, WC and bath. There is a mains shower in place over the bath. Tiled flooring and heated towel rail.



**GARDEN ROOM:**

Located off the kitchen this is a garden room with French doors leading to the rear garden. There is a built-in cupboard with plumbing for an automatic washing machine and shelf space for a tumble dryer.



### LANDING:

Access to the 1<sup>st</sup> floor bedroom accommodation and the bathroom. Built-in storage cupboard, Velux window and 2 CH radiators.



### BATHROOM:

The bathroom is fitted with a 3-piece suite comprising WHB, WC and corner bath. There is a large shower cubicle with electric shower. Recessed lighting, tiled flooring, extractor and CH radiator.



### BEDROOM 2:

A bedroom to the front with CH radiator and TV point.



### BEDROOM 3:

A bedroom to the rear with CH radiator and TV point.



### EN-SUITE:

Comprising WHB, WC and bath. There is an electric shower in place over the bath with shower screen. CH radiator.



**BEDROOM 4:**

A bedroom to the side with display recess and CH radiator.



**DRESSING ROOM/BEDROOM 6:**

A further room to the front which could be used as a 6<sup>th</sup> bedroom if required. CH radiator.



**EN-SUITE: (Approx 1.9m – 1.6m)**

Comprising WHB, WC and shower cubicle housing an electric shower. Extractor.



**GARDEN:**

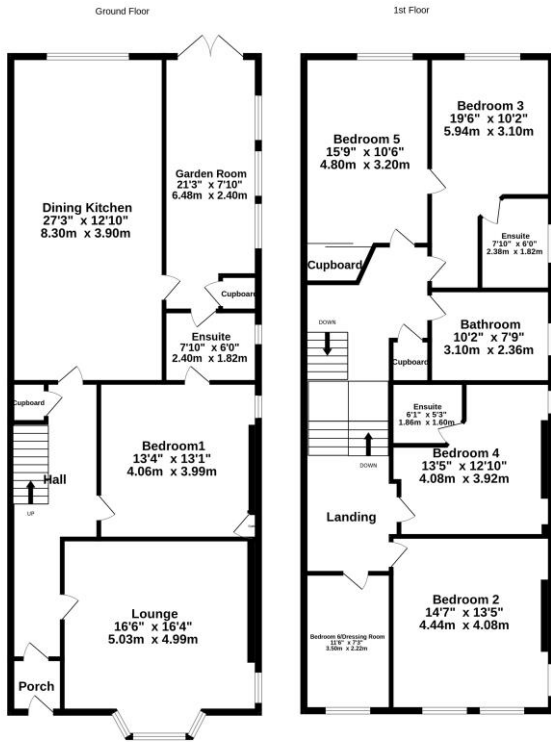
The property is set within its own generous area of easily maintained garden ground. The front is laid out in lawn and is set within a low-level wall with railings. The enclosed rear garden comprises a further lawn, flower borders and wooden shed. There is a garage to the rear which is accessed from Waverley Lane.



**BEDROOM 5: (Approx 2.9m – 4.8m)**

A further bedroom to the rear with built-in wardrobe and CH radiator.





Measurements are approximate. Not to scale. Illustrative purposes only.  
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ENTRY: Negotiable

VIEWING: By appt with *S.W.P.C*

DETAILS PREPARED: 27/06/2024

COUNCIL TAX: Band 'E'

**GENERAL:**

All carpets, blinds, curtains, cooker, American style fridge/freezer and garden shed are included in the sale price.

**SERVICES:**

Mains electricity, gas, drainage and water. EPC = C

**OFFERS:**

All offers for the above property should be made in writing to

South West Property Centre Ltd,  
Charlotte Street, Stranraer, DG9 7ED.  
Telephone (01776) 706147 Fax: (01776) 706890  
[www.swpc.co.uk](http://www.swpc.co.uk)

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