

FOR SALE

'St NINIAN'S MANSE',
2 ALBERT TERRACE,
LONDON ROAD,
STRANRAER, DG9 8AB



Located only a short walk from the town centre and within easy reach of all major amenities, this is a substantial townhouse which has undergone a programme of restoration and modernisation, to include a bespoke kitchen, the addition of a delightful conservatory to the rear, re-wire, some new internal plasterwork, full gas central heating (new boiler installed), and new double glazing. The property retains several of its original period features, including attractive internal woodwork, original staircase, splendid cornicework, window shutters, and a variety of period fireplaces. The property is set within its own generous area of well-maintained, mature garden ground with ample off-road parking to the rear.

**PORCH, HALLWAY, LOUNGE, SITTING ROOM/STUDY,
KITCHEN/FAMILY ROOM, BREAKFAST ROOM, CONSERVATORY,
DRAWING ROOM, BATHROOM, 2 WC's, 5 BEDROOMS, BOXROOM,
CELLAR, WORKSHOP, GARDEN, OFF ROAD PARKING**

PRICE: Offers over £235,000 are invited



Property Agents

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High profile town centre display

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Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

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DESCRIPTION:

Located only a short walk from the town centre and all major amenities this is a most substantial townhouse which provides very well-proportioned family accommodation over three floors.

This character property retains a number of original period features, including original internal woodwork, attractive cornicework, original staircase, window shutters, and a variety of period fireplaces. The property has undergone a programme of modernisation and restoration to include a bespoke kitchen, the addition of a conservatory to the rear, the installation of woodburning stoves, re-wire, some new internal plasterwork, new double glazing, and gas central heating (new boiler installed.)

It is set amidst its own generous area of well-maintained, mature garden ground with ample room for multi vehicle parking to the rear.

Local amenities within easy reach include a supermarket, Stair Park, church, primary/secondary schooling, and small hotel while all major amenities including healthcare, indoor leisure pool complex and a full range of shops are located in and around the town centre approximately 500 yards distant.

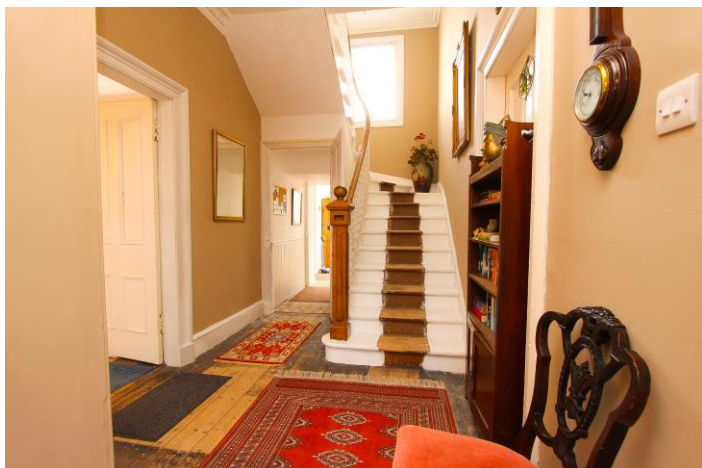
Viewing of this substantial detached property is to be thoroughly recommended.

FRONT PORCH:

The property is accessed by way of a wooden storm door. Interior door with etched glass to the hallway.

HALLWAY:

The hallway provides access to the downstairs accommodation and to the delightful winding staircase to the upper floors.



LOUNGE:

A substantial main lounge to the front with bay window. There is reinstated fireplace, display recess, display shelving, and window shutters.



KITCHEN/FAMILY ROOM:

The kitchen is fitted with a range of bespoke floor units with solid granite and solid wooden worktops. Ceramic Belfast sink, built-in larder cupboards, and electric cooker point. Shelved recess.

Kitchen images



Further family room images



FAMILY/DINING ROOM:

Laid out in an open plan basis with the kitchen. Wooden fire surround with a granite hearth housing a woodburning stove. Display recess and built-in cupboard.

SITTING ROOM/STUDY:

A further reception room to the rear with cast iron fire surround housing a woodburning stove. TV point. Window to the rear overlooking the rear garden.



Further study image



SHOWER ROOM:

Comprising a WHB, WC and low threshold shower cubicle with waist height screen.



BREAKFAST ROOM:

A most spacious room to the rear. Recessed lighting, new skylight, and Amtico flooring. Access to the cellar.



CONSERVATORY:

A delightful conservatory to the rear overlooking the garden ground. Amtico flooring and French doors leading to the garden.



FIRST FLOOR LANDING:

Access to the first-floor accommodation. There is WC off the landing comprising a WHB and WC.



DRAWING ROOM:

A first-floor reception room with marble fire surround, ornate cornice, and display shelving.



Bathroom images



BEDROOM 1:

A bedroom to the front with a marble fire surround and built-in cupboard.



BATHROOM:

The bathroom has recently been fitted with a WHB, WC and bath. There is a shower in place over the bath. Heated towel rail.

BEDROOM 2:

A bedroom to the rear with a cast iron fireplace and built-in cupboard.



Further landing image



BEDROOM 3:

A bedroom with window to the front and skylight to the rear.



UPPER LANDING:

The upper landing provides access to further bedrooms and the boxroom.

BEDROOM 4:

A further bedroom to the front.



BEDROOM 5:
A bedroom to the rear.



BOXROOM:
A most useful storage room/study.



WORKSHOP:
A large wooden workshop to the rear with service door and uPVC windows.



GARDEN:

The property is set within its own generous area of garden ground. To the front there are lawns and flower borders set within a low-level wall with wrought iron railings. The fully enclosed, south facing rear garden comprises further areas of lawn with mature shrub borders, paved patio, and pergola. There are raised vegetable planters and log store.





ENTRY: Negotiable

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

DETAILS PREPARED: 10/07/2024

COUNCIL TAX: Band 'E'

GENERAL:

All blinds and cooker are included in the sale price. Some other items will be included in the sale.

SERVICES:

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

OFFERS:

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

South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.
Tel: (01776) 706147 Fax: (01776) 706890

www.swpc.co.uk



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The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**