

**FOR SALE**

**"MOUNTFORD"**  
**68 DALRYMPLE STREET,**  
**STRANRAER, DG9 7DH**



An opportunity arises to acquire a very well-proportioned property, conveniently located within easy reach of the town centre and all major amenities. Historically, "Mountford" was a former cottage hospital before being used as a family residence. The property retains delightful ceiling cornice-work, spindle & rail staircase and period internal woodwork. It also benefits from generous accommodation over two floors, gas fired central heating and uPVC double glazing. Set within its own mature garden grounds.

**PORCH, HALLWAY, LOUNGE, DINING ROOM,  
SITTING ROOM, 'DINING' KITCHEN, SUN PORCH,  
BATHROOM, 4 BEDROOMS, GARDEN**

**PRICE: Offers over £110,000 are invited**



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial  
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Proven Sales record

Introducers for  
Independent Financial  
& Mortgage Advice

Charlotte Street  
Stranraer  
DG9 7ED

Tel: 01776 706147  
Fax: 01776 706890

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## DESCRIPTION:

Conveniently located within easy reach of the town centre, this is a generously proportioned family residence of traditional construction under tile roof.

"Mountford" benefits from most spacious accommodation over two floors, delightful ceiling cornice-work, period internal woodwork, gas fired central heating and uPVC double glazing.

There is an enclosed area of mature garden ground to the rear.

It is situated adjacent to other residential properties of similar style and has an outlook over the Health Centre to the front with the outlook to the rear being over garden ground.

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 a mile distant.

## PORCH:

Access to the property is by way of a composite storm door. Attractive floor tiles and interior with etched glass leading to the hallway.

## HALLWAY:

The hallway provides access to all downstairs accommodation and the staircase to the first floor. Under-stairs cupboard and CH radiator.



## LOUNGE:

A main lounge to the front with a tiled fire surround and hearth housing a living flame gas fire. Attractive cornice, ceiling rose, wall lights, CH radiator and TV point.



## DINING ROOM:

A further reception room to the front with CH radiator.

## SITTING ROOM:

A reception room to the rear overlooking the garden. There is a Fyfe stone fire surround housing a gas fire. Wall lights, CH radiator and TV point.



## 'DINING' KITCHEN:

The kitchen is fitted with a range of floor and wall units in cream with ample worktops incorporating a stainless-steel sink with mixer. There is a ceramic hob, extractor hood and built-in oven. Breakfast bar and plumbing for an automatic washing machine. CH radiator.



Kitchen image



**SUN PORCH:**  
A sun porch to the rear overlooking the garden.



**LANDING:**  
The spacious landing provides access to the bedroom accommodation and bathroom.



**BATHROOM:**  
The bathroom is fitted with a 3-piece coloured suite comprising a WHB, WC and bath. There is a separate shower cubicle with an electric shower. CH radiator.

Bathroom image



**BEDROOM 1:**  
A bedroom to the front with built-in furniture and CH radiator.



**BEDROOM 2:**  
A bedroom to the front with CH radiator.





### BEDROOM 3:

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



### BEDROOM 4:

A further bedroom to the rear with large walk-in cupboard and CH radiator.

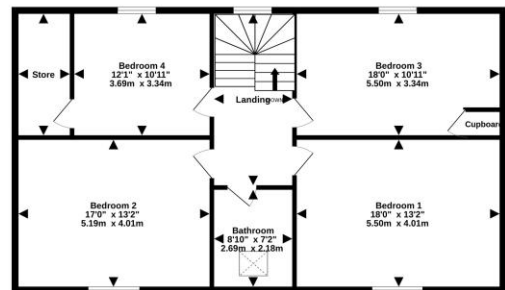


### GARDEN:

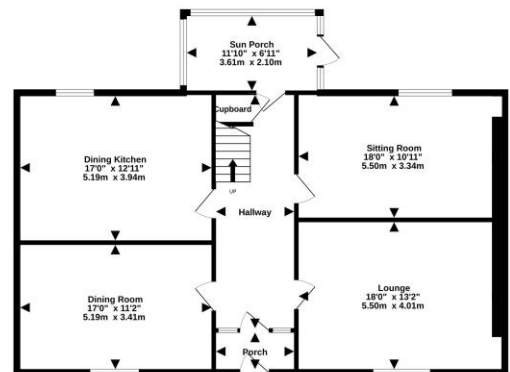
The front garden has laid out in gravel for ease of maintenance and is set within a low-level wall with wrought iron railings. The enclosed rear garden is comprised of a paved patio, lawn, mature shrubs, flower borders, garden shed and greenhouse.



1st Floor  
1017 sq.ft. (94.5 sq.m.) approx.



Ground Floor  
1082 sq.ft. (100.5 sq.m.) approx.



TOTAL FLOOR AREA: 2100 sq.ft. (195.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix 02024

ENTRY: Negotiable

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

DETAILS PREPARED: 08/10/2024

COUNCIL TAX: Band 'D'

**GENERAL:**

All carpets, blinds, curtains and kitchen white goods are included in the sale price.

**SERVICES:**

Mains electricity, gas, water, and drainage.

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](http://www.swpc.co.uk)

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

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.**