



**74 Dalrymple Street**

Stranraer, DG9 7DH

**PRICE: Offers Over £175,000 are invited**



# 74 Dalrymple Street

Stranraer, Stranraer

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.

This property represents a unique opportunity to own a meticulously renovated home with quality craftsmanship and modern conveniences.

Council Tax band: D

Tenure: Freehold

- Superbly presented villa
- Excellent condition throughout having undergone a full programme of renovation
- Spacious family accommodation over two levels
- Splendid, contemporary dining kitchen
- Delightful bathroom
- New internal plaster work
- New internal doors
- Full re-wire
- Gas central heating & double glazing
- Set within generous garden ground with off - road parking





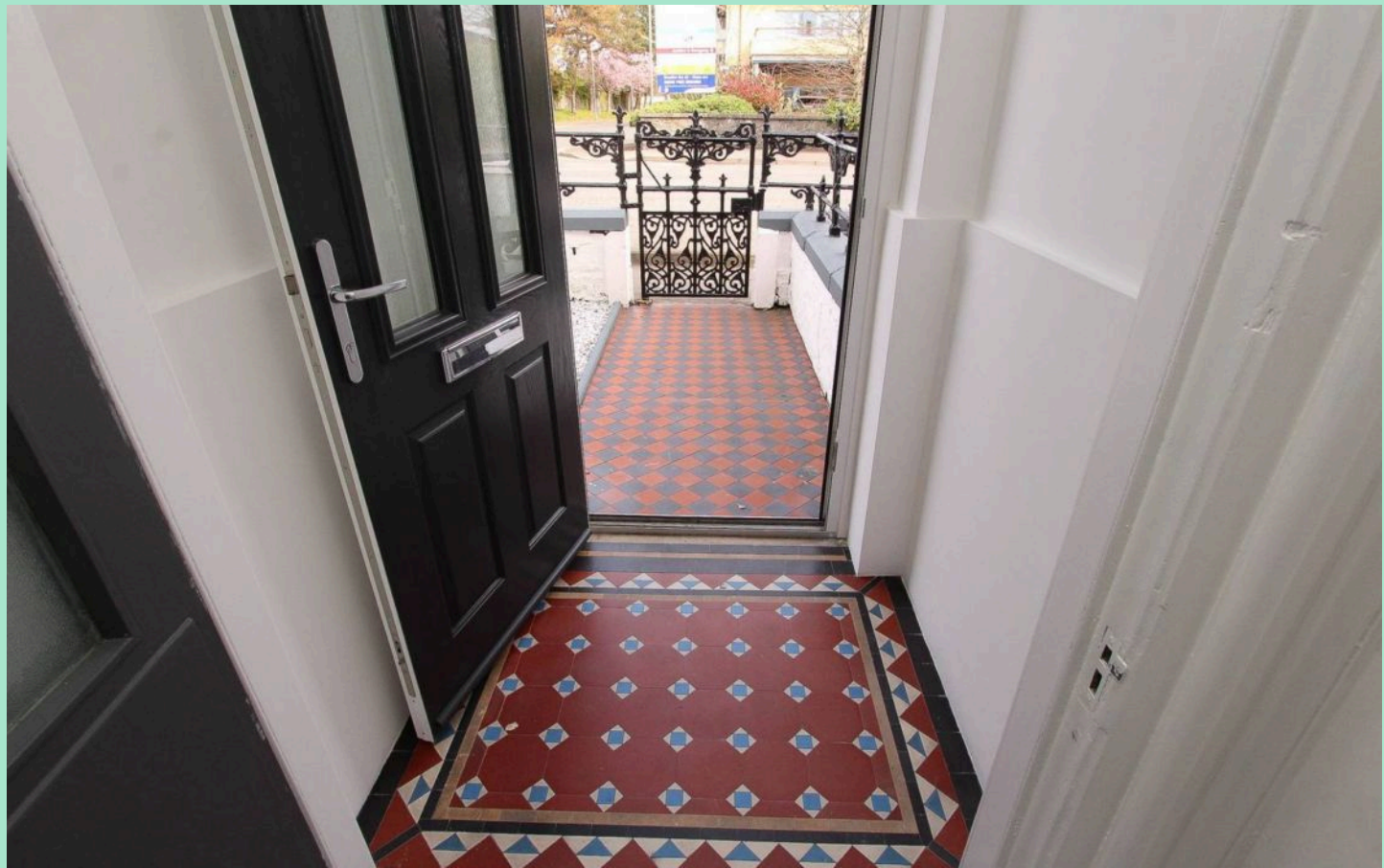
# 74 Dalrymple Street

Stranraer, Stranraer

An opportunity arises to acquire an exquisite 4/5-bedroom End Of Terrace villa located only a short distance from the town centre. This superbly presented residence, in excellent condition throughout, has undergone a thoughtful and comprehensive programme of renovation, ensuring a luxurious and comfortable living space for its residents.

Upon entering this charming property, one is immediately struck by the spacious family accommodation spread over two levels, offering ample room for both relaxation and entertainment. The splendid, contemporary dining kitchen serves as the heart of the home, boasting modern amenities and a stylish design that is sure to impress. The attention to detail is evident throughout, with a delightful bathroom finished to the highest of standards. New internal plaster work and doors add a fresh and polished touch, while a full re-wire ensures safety and efficiency for the modern homeowner.

Practical features such as gas central heating and double glazing enhance the comfort and convenience of every-day living, providing a warm and secure environment year-round. Additionally, the property is set within generous garden ground, perfect for outdoor enthusiasts or those with a green thumb, with off-road parking adding an element of practicality to this charming abode.



### Hallway

The property is accessed by way of a new composite storm door. Terrazzo tile porch, vinyl hall flooring and CH radiator.

### Lounge

A spacious main lounge with bay window to the front. CH radiator.

### Dining Room/5th Bedroom

A further reception room to the rear that could be used as a ground-floor bedroom. CH radiator.

### Kitchen

The kitchen has been fitted with a range of contemporary floor and wall-mounted units with ample worktops incorporating an asterite sink. There is a breakfast bar, ceramic hob, extractor hood, integrated oven and integrated fridge/freezer. CH radiator.

### Landing

The split landing provides access to the bedrooms and bathroom. CH radiator.

### Bathroom

The bathroom is fitted with a WHB, WC and bath with shower over. Attractive wall tiles. Heated towel rail.

### Bedroom 1

A bedroom to the front with CH radiator.

### Bedroom 2

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

### Bedroom 3

A further bedroom to the rear with CH radiator.

### Bedroom 4

A bedroom to the front with a Velux window and CH radiator.





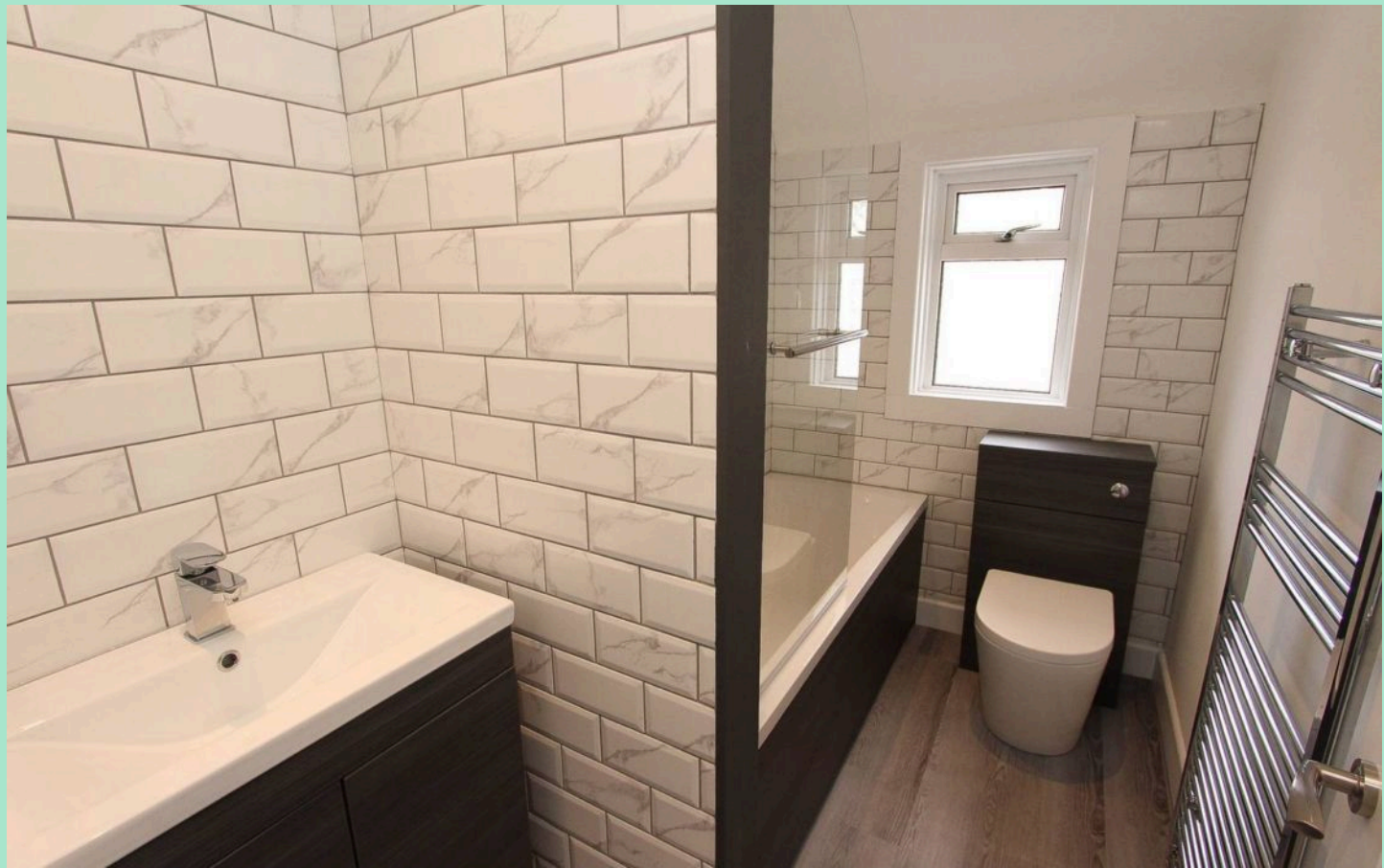
## GARDEN

The property is set amidst its own garden ground. The front has been laid out to gravel for ease of maintenance and is set within a low-level wall with wrought iron railings. The rear garden is comprised of a paved patio, gravel drying area and mature shrubs.

## GARAGE

Single Garage

To the side there is a driveway leading to a detached, concrete panel garage.

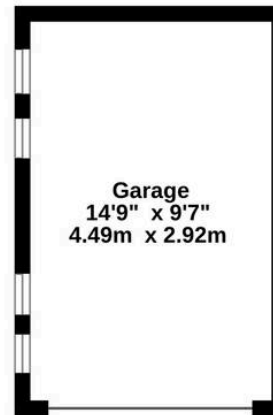
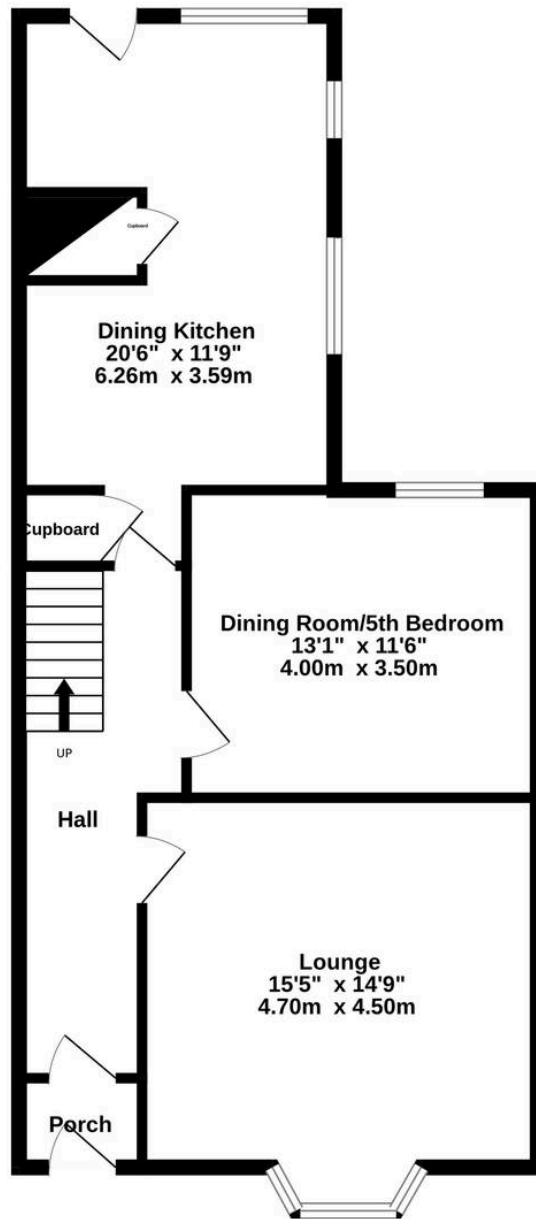




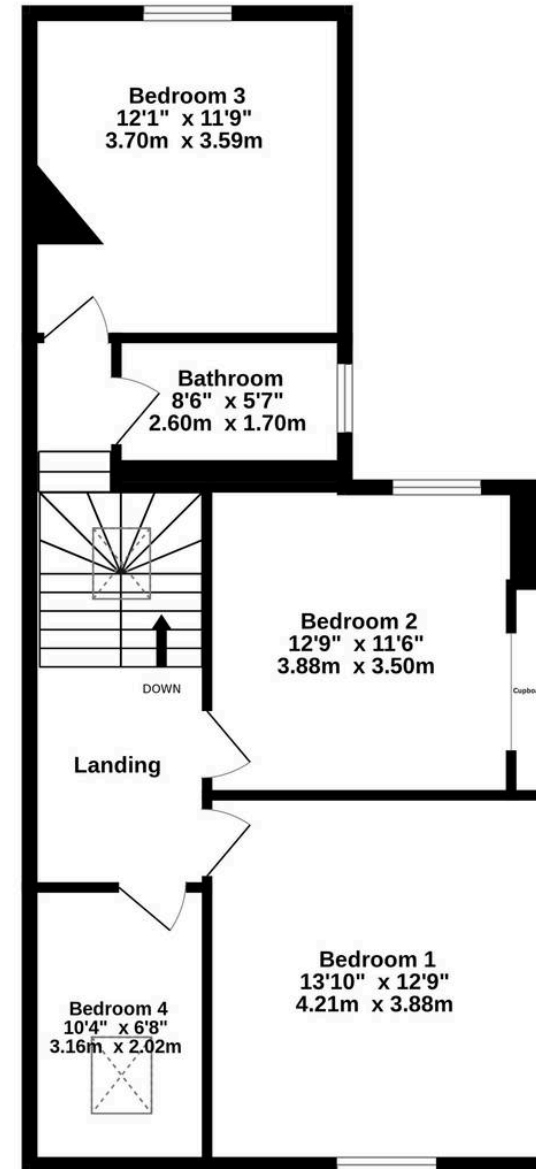




Ground Floor  
841 sq.ft. (78.1 sq.m.) approx.



1st Floor  
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 1523 sq.ft. (141.5 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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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.