



4 Edinburgh Road, Stranraer

Stranraer, DG9 7HH

PRICE: Offers Over £150,000 are invited

4 Edinburgh Road

Stranraer, Stranraer

All major amenities including supermarkets, healthcare, indoor leisure pool complex and primary/secondary schooling are all within easy reach in and around the town centre.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Situated only a short walk from all the town centre amenities
- Spacious family accommodation over three levels
- Excellent condition throughout
- Attractive ceiling cornice work and period ceiling roses
- Splendid 'dining' kitchen
- Gas central heating
- Double glazing
- Wood-burning stoves
- Easily maintained garden ground to the rear



4 Edinburgh Road

Stranraer, Stranraer

Presenting an exquisite 3 bedroom terraced house located in a convenient location, only a short stroll from an array of town centre amenities. This charming property boasts spacious family accommodation spread across three levels, meticulously maintained to offer excellent condition throughout. Embodying elegant craftsmanship, the interior features attractive ceiling cornice work and period ceiling roses.

Of traditional construction under a slate roof the house benefits from a splendid 'dining' kitchen, well-appointed bathroom, gas central heating and uPVC double glazing. There is the added benefit of the addition of wood-burning stoves.

To the rear there is an area of easily maintained, enclosed garden ground.



Hallway

The property is accessed by way of a wooden storm door. Glazed interior door to the hallway. CH radiator.

Bedroom 1

A ground-floor bedroom with an en-suite. CH radiator.

En-suite

The tiled en-suite is fitted with a WHB, WC and shower cubicle with a mains shower.

Dining Room

A reception room to the rear featuring an attractive fire surround housing a wood-burning stove. CH radiator.

'Dining' Kitchen

The kitchen is fitted with a range of oak floor and wall-mounted units with granite-style worktops incorporating a sink with swan neck mixer. There is a gas cooker point, extractor hood, integrated fridge/freezer and integrated washing machine. There is a built-in storage cupboard.

Bathroom

The tiled bathroom is fitted with a 3-piece suite in white comprising a WHB, WC and bath with an electric shower over. Wall light and CH radiator.

Landing

The first-floor landing provides access to a drawing room and a bedroom.

Drawing Room

A spacious first-floor reception room with ornate cornice and ceiling rose. There is a wooden fire surround housing a wood-burning stove. CH radiator and TV point.



Bedroom 2

A bedroom to the rear with a CH radiator.

Upper Landing

The upper landing provides access to the second-floor bedroom, study and a box room.

Bedroom 3

A second-floor bedroom with rooftop view over the town itself to Loch Ryan beyond. Pine flooring and a CH radiator.

Study

A second-floor room with Velux window to the front, ideally suited as a home office.

Box Room

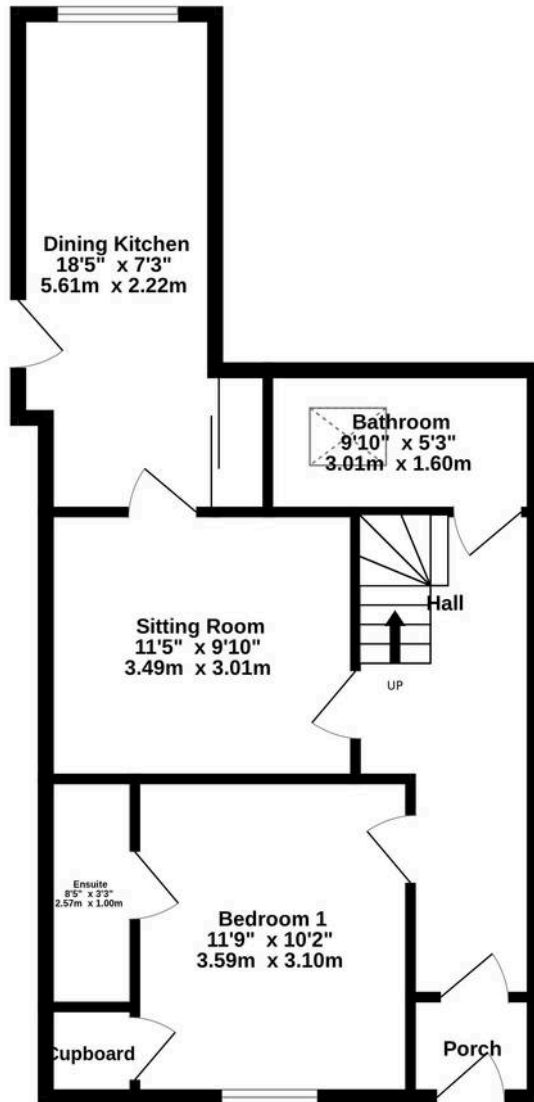
A box room with Velux window to the rear.

Garden

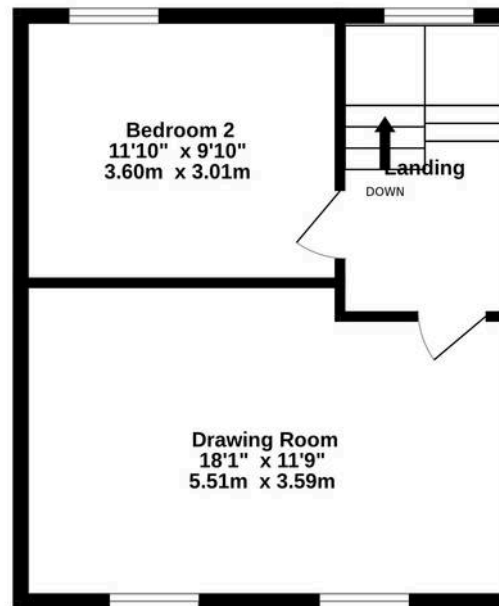
There is an enclosed area of easily maintained garden ground to the rear comprising a lawn, paved patio, shrub borders and a large wooden shed. There is pedestrian access to Dalrymple Street.



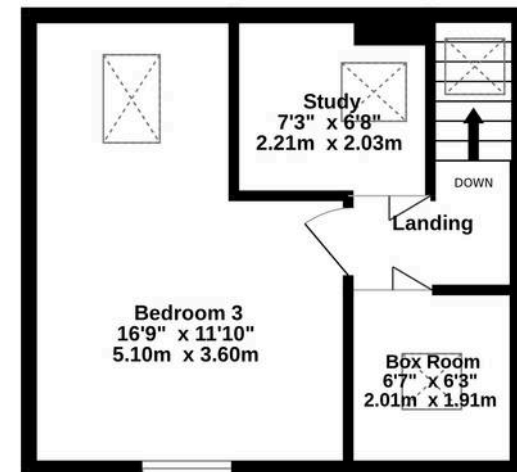
Ground Floor
583 sq.ft. (54.2 sq.m.) approx.



1st Floor
391 sq.ft. (36.3 sq.m.) approx.



2nd Floor
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 1274 sq.ft. (118.3 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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