



7 Glebe Street, Stranraer

DG9 7LT

PRICE: Offers over £65,000 are invited

7 Glebe Street

Stranraer, Stranraer

Local amenities close by include general store and primary school while all major amenities are allocated in and around the town centre which is only a short distance away, and include supermarkets, healthcare, indoor leisure pool complex and secondary school.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi detached property
- Three double bedrooms
- Walk in condition
- Ideal first time purchase
- Gas fired central heating
- Ground floor WC
- Potential buy to let investment
- Spacious accommodation throughout

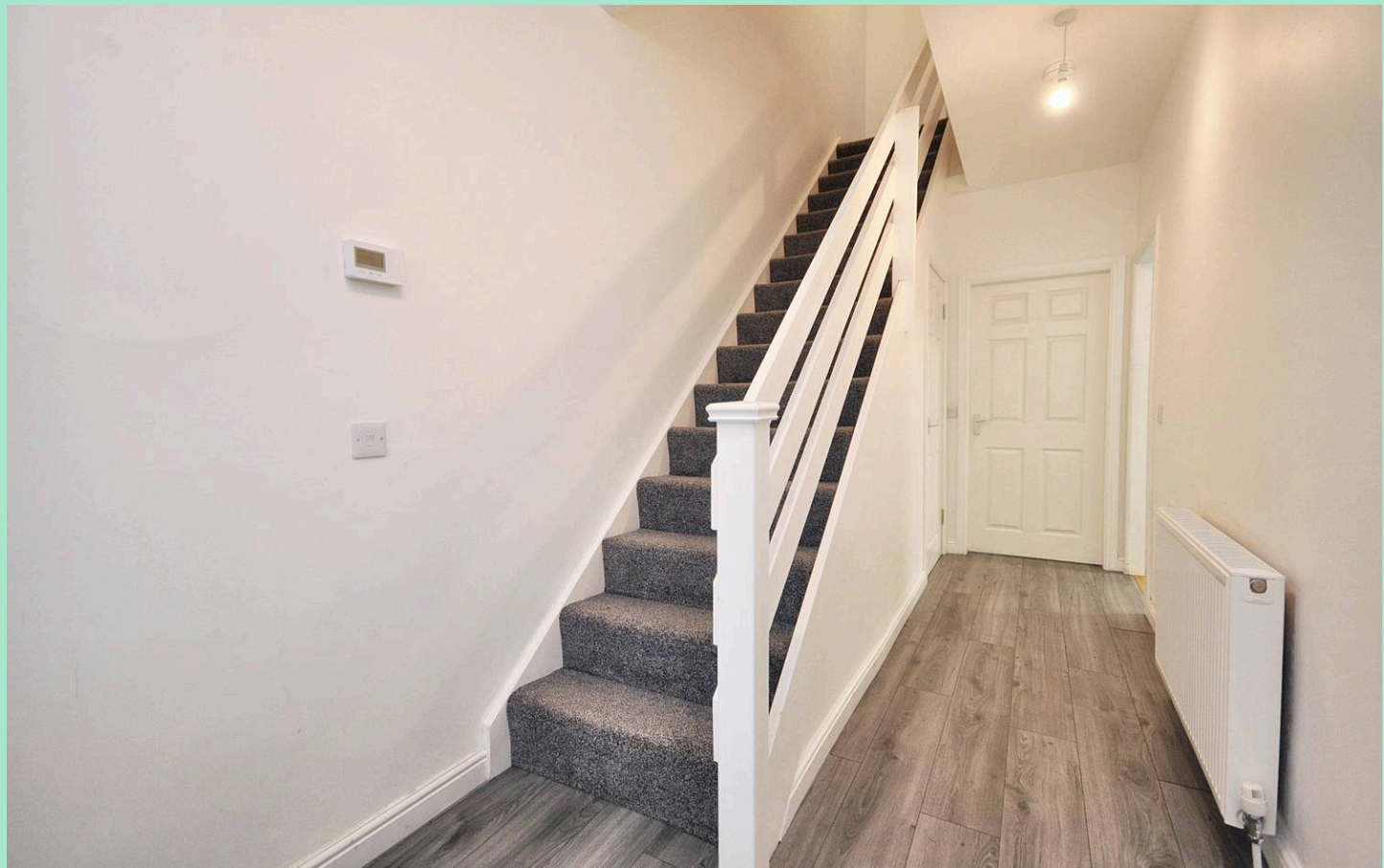


7 Glebe Street

Stranraer, Stranraer

This charming 3-bedroom semi-detached house is an ideal sanctuary for those seeking modern comfort and convenience. Boasting three generous double bedrooms and a ground floor WC, this property is presented in walk-in condition, making it the perfect choice for first-time homeowners or savvy investors looking for a promising buy-to-let opportunity.

The property features spacious and meticulously maintained accommodation throughout, with gas-fired central heating ensuring warmth and comfort year-round. The fully enclosed garden grounds to the rear are a tranquil retreat, complete with a concrete patio area bordered by a brick boundary wall, leading to a raised shrubbery area. With the potential to create a verdant lawn enclosed by timber fencing.



Hallway

Front entrance leading into bright and spacious hallway giving access to full living accommodation as well as stairs leading to upper floor living space. Generous under stairs storage as well as central heating radiator.

Lounge

14' 7" x 14' 4" (4.44m x 4.37m)

Bright and spacious lounge to front of property with large double glazed window providing front outlook as well as central heating radiator and TV point.

WC

6' 7" x 3' 11" (2.00m x 1.19m)

Ground floor WC comprising of separate toilet and WHB.

Dining Kitchen

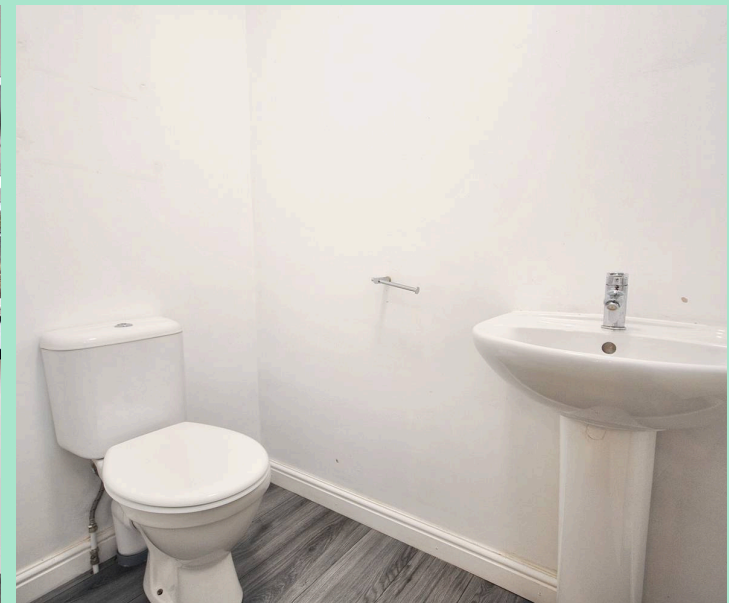
20' 11" x 15' 6" (6.37m x 4.72m)

Generous sized dining kitchen to the rear of property, fully fitted with both floor and wall mounted units comprising of stainless steel sink with mixer tap, plumbing for washing machine, fitted extractor hood as well as access to central heating boiler. Rear double glazed window as well as rear outside access to garden grounds.

Shower Room

9' 11" x 9' 0" (3.01m x 2.74m)

Bright and spacious shower room on the upper level to rear of property with walk in shower cubicle, separate toilet and WHB as well as rear double glazed window.



Bedroom

14' 7" x 10' 8" (4.44m x 3.25m)

Generous sized double bedroom on the upper level with double glazed window as well as central heating radiator and generous built in storage.

Bedroom

14' 7" x 10' 2" (4.44m x 3.09m)

Generous sized double bedroom on the upper level with double glazed window as well as central heating radiator.

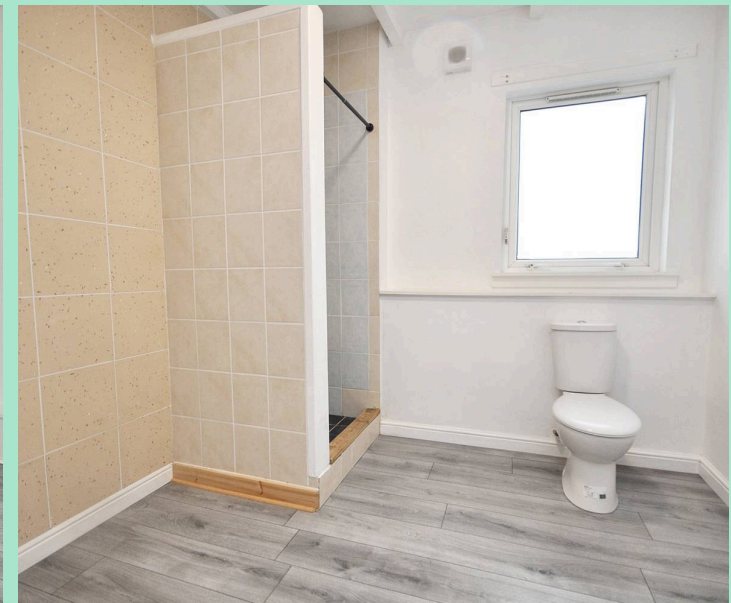
Bedroom

12' 5" x 10' 11" (3.79m x 3.33m)

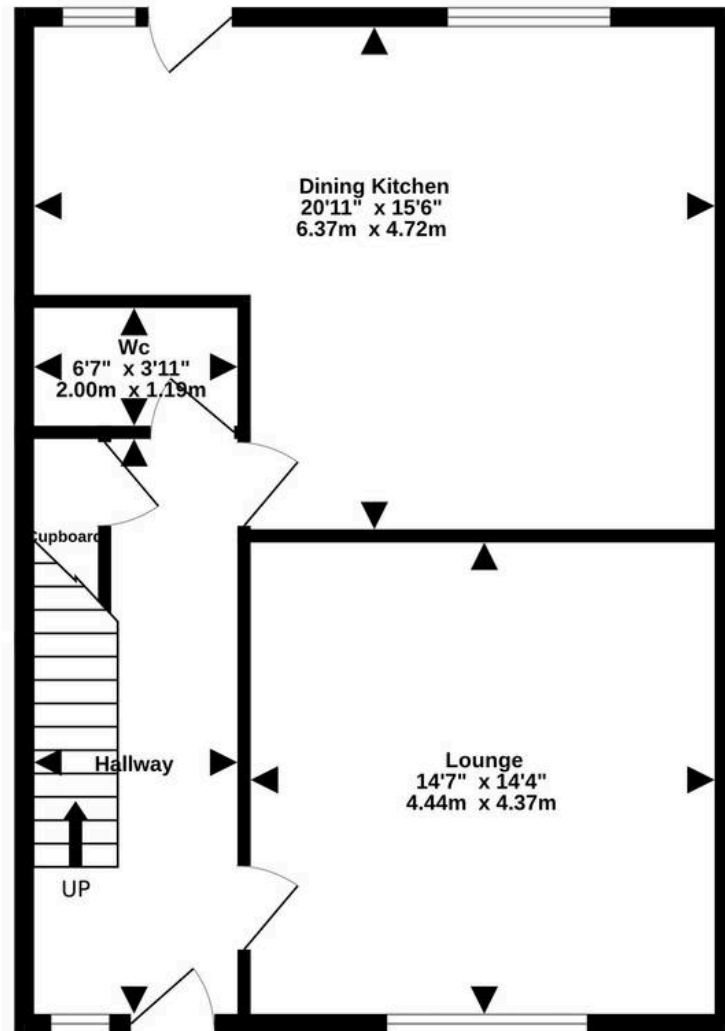
Generous sized double bedroom on the upper level with double glazed window as well as central heating radiator.

Garden

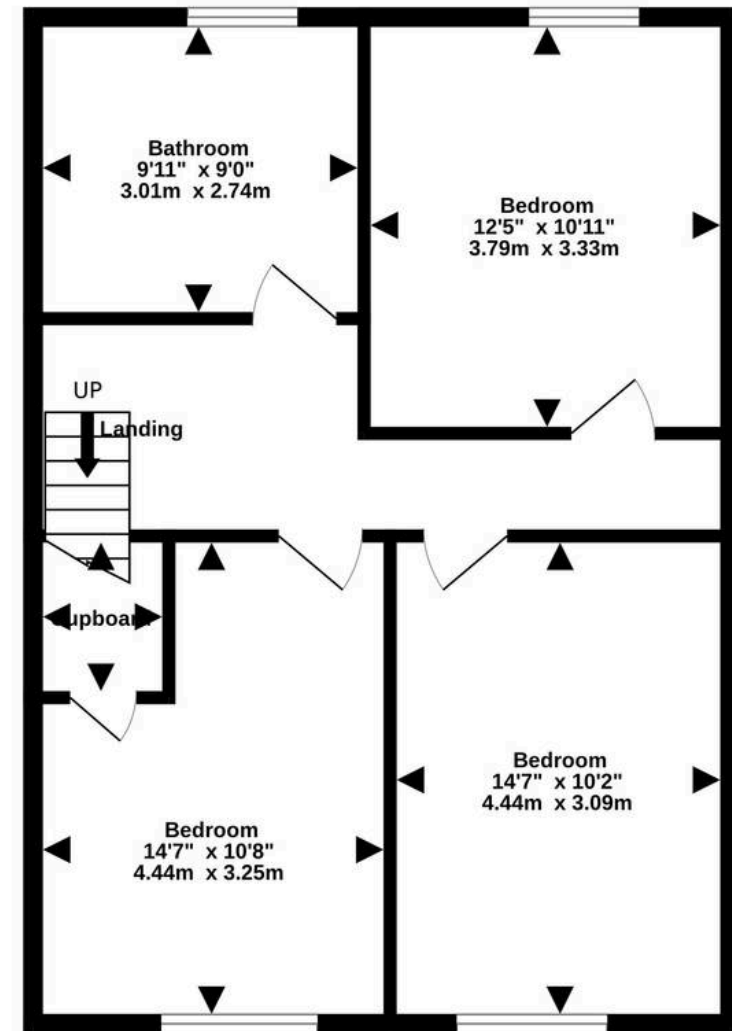
Fully enclosed garden grounds to the rear of property comprising of concrete patio area with brick boundary wall and steps leading to raised shrubbery area with potential for lawn with timber boundary fencing.



Ground Floor
628 sq.ft. (58.4 sq.m.) approx.



1st Floor
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 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.