



17 Sun Street, Stranraer

Stranraer, DG9 7JL

PRICE: Offers Over £205,000 are invited.

17 Sun Street

Stranraer

The property is within easy walking distance of the town centre where all major amenities are to be found including supermarkets, healthcare, indoor leisure pool complex and schooling.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- A substantial townhouse
- Located just off the town centre and only a short distance from most amenities
- Well-proportioned family accommodation over two levels
- Large shaker design kitchen
- Ground floor shower room and a 1st floor family bathroom
- Period internal woodwork, some original ceiling cornice and picture rails
- Gas central heating, a wood-burning stove and double glazing
- Secluded garden grounds
- A detached garage to the rear



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Stranraer

Presenting a substantial five-bedroom detached townhouse, this impressive residence offers refined living just off the town centre, placing a wealth of amenities within easy reach. The well-proportioned family accommodation is thoughtfully arranged over two levels, exuding a sense of space and comfort throughout. Upon entry, you are greeted by period internal woodwork, original ceiling cornice, and picture rails, all of which blend seamlessly with modern touches to create a home of both character and practicality. The expansive kitchen is perfectly suited for family gatherings and entertaining, while the inviting living spaces are enhanced by a wood-burning stove, ideal for cosy evenings. The property benefits from gas central heating and double glazing, ensuring year-round comfort. Convenience is further provided by a ground floor shower room and a spacious first floor family bathroom, making this home as functional as it is charming.



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The property is set amidst its own generous and secluded garden grounds, providing a tranquil retreat in the heart of town. The front garden is laid to lawn, framed by a low-level wall and classic wrought-iron railings, creating an attractive approach to the home. To the rear, an enclosed south-facing garden offers a wonderful blend of a monobloc patio, a well-sized lawn, and mature trees, delivering a private outdoor sanctuary for relaxation or entertaining. While some areas of the garden would benefit from landscaping, the potential to create a bespoke outdoor haven is clear. Completing the external features is a detached garage positioned to the rear of the property, equipped with a roller door, a service door leading directly to the garden, as well as power and lighting. This is a rare opportunity to acquire a distinguished family home with generous indoor and outdoor living spaces, all within a sought-after town centre location.



Hallway

The property is accessed by way of an original wooden storm door leading to a glazed interior door. The wide and welcoming hallway gives access to almost all of the ground floor accommodation and the new oak spindle-and-rail staircase to the first floor. Under-stairs cupboard, laminate flooring and a CH radiator.

Lounge

A spacious main lounge to the front featuring an ornate fire surround housing a wood-burning stove. Period cornice, a picture rail, a CH radiator and a TV point.

Sitting Room

A further reception room to the front with period cornice, a picture rail and a CH radiator.

Dining Room

A well-proportioned dining room to the rear overlooking the garden. Laminate flooring and a CH radiator.

Study/5th Bedroom

A further reception room to the rear, ideally suited as a study or as a ground floor bedroom if required. CH radiator.

Kitchen

The kitchen is fitted with a range of shaker-design floor and wall-mounted units with woodgrain-style worktops incorporating a stainless steel sink. There is an electric cooker point, tiled flooring and recessed spotlights.

Utility Room

The utility room has plumbing for an automatic washing machine. The gas central heating boiler is located here.

Shower Room

A useful ground floor shower room fitted with a WHB, WC and a shower cubicle with an electric shower.



Landing

The split-level landing gives access to the family bathroom and the bedrooms.

Bathroom

The spacious bathroom is fitted with a WHB, WC and a corner bath with an electric shower over. Heated towel rail.

Master Bedroom

A master bedroom to the front with two deep built-in wardrobes and a CH radiator.

Bedroom 2

A further bedroom to the front featuring a period fire surround. CH radiator and a TV point.

Bedroom 3

A bedroom to the rear with a CH radiator.

Bedroom 4

A bedroom to the rear with a CH radiator and a TV point.

Garden

The property is set amidst its own generous area of secluded garden ground. The front has been laid out to lawn and is set within a low-level wall with wrought-iron railings. The enclosed south-facing rear garden is comprised of a monobloc patio, an area of lawn and some mature trees. Parts of the garden ground will require some landscaping.

Garage

Single Garage

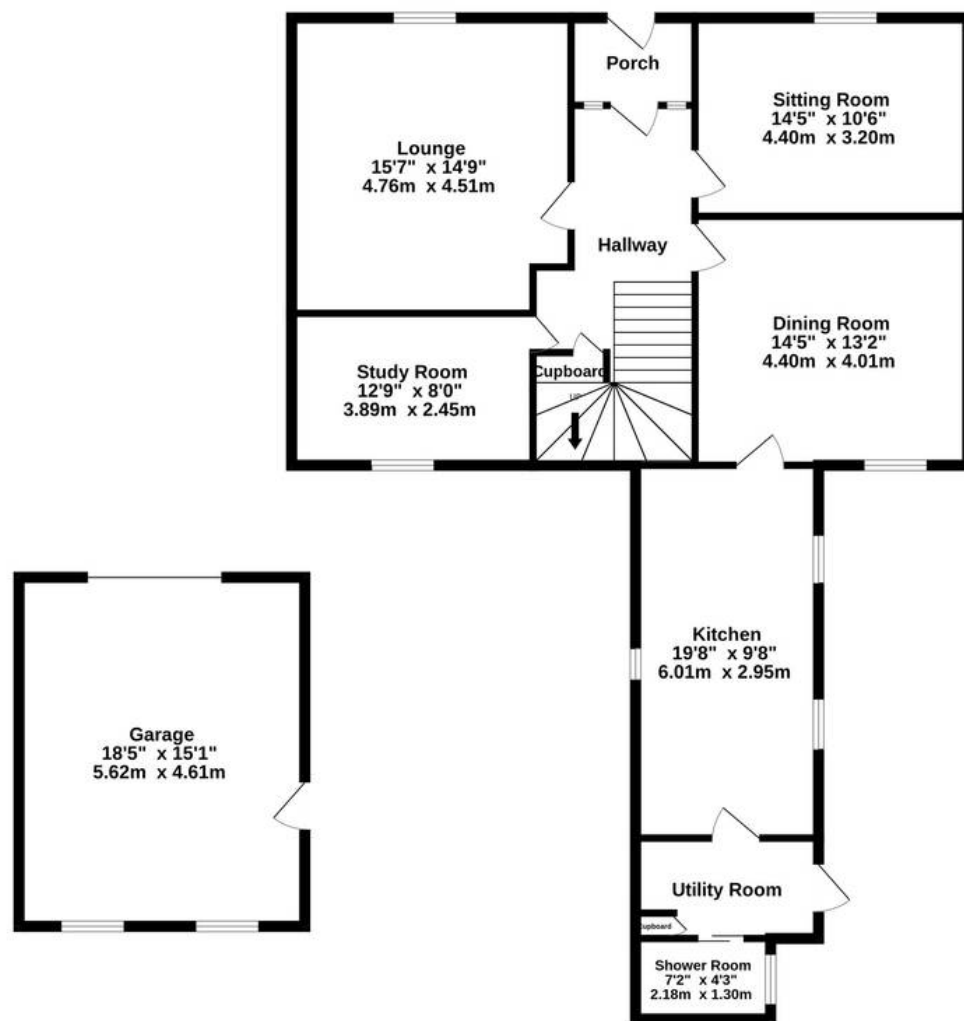
A detached garage to the rear of the property. Roller door to the front, service door to the garden, power and lighting.

Off street - Driveway

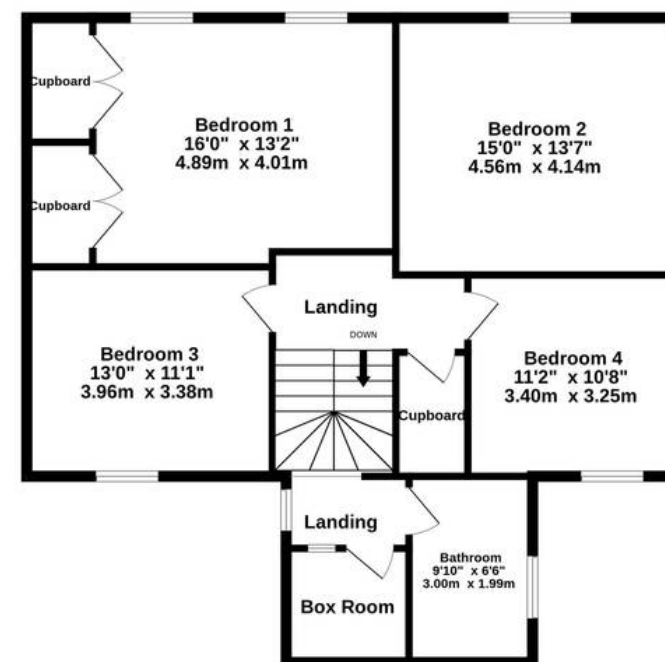




Ground Floor
1397 sq.ft. (129.8 sq.m.) approx.



1st Floor
964 sq.ft. (89.6 sq.m.) approx.



TOTAL FLOOR AREA : 2362 sq.ft. (219.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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