



**2 Dalrymple Terrace, Stranraer**

Stranraer, DG9 7EX

**PRICE - Offers Over £89,995 are invited**

## 2 Dalrymple Terrace

Stranraer, Stranraer

All major amenities including supermarkets, healthcare, indoor leisure pool complex and schooling are located in and around the town center a short distance away.

Council Tax band: C

Tenure: Freehold

Key Features:

- . Spacious family home
- . Open plan kitchen/ dining area
- . Gas fired central heating
- . Ground floor WC
- . Enclosed garden to rear
- . Good condition
- . Convenient location



## 2 Dalrymple Terrace

Stranraer, Stranraer

An opportunity arises to acquire a substantial mid-terrace townhouse located only a short distance from the town center and within very easy reach of all major amenities. The property provides spacious family accommodation over three levels and benefits delightful period features, three double bedrooms, uPVC double glazing and gas fired central heating.

Garden ground to the rear with pedestrian access to detached garage.

Of traditional construction under a slate, the property retains many period features including attractive internal woodwork, splendid wooden staircase, and delightful cornicework.

The property is set amidst its own generous area of easily maintained garden ground with a detached garage to the rear. It is situated adjacent to other private residential properties of varying style and the outlook to the front is over residential property.

This is indeed a fine family home and viewing is to be thoroughly recommended.

**Issues related to the roof, as identified by the home report, have now been successfully resolved. The seller has taken the necessary steps to address these concerns - a receipt can be provided on request.**



### Entrance Porch

Front entrance to property providing access into front porch leading into spacious hallway.

### Hallway

Spacious open hallway providing full access to ground level accommodation as well as stairs providing access to upper-level accommodation. Built in storage, central heating radiator and rear outside access via UPVC door.

### WC

Spacious ground floor WC with separate toilet and wash hand basin, double glazed window and central heating radiator.

### Dining Kitchen

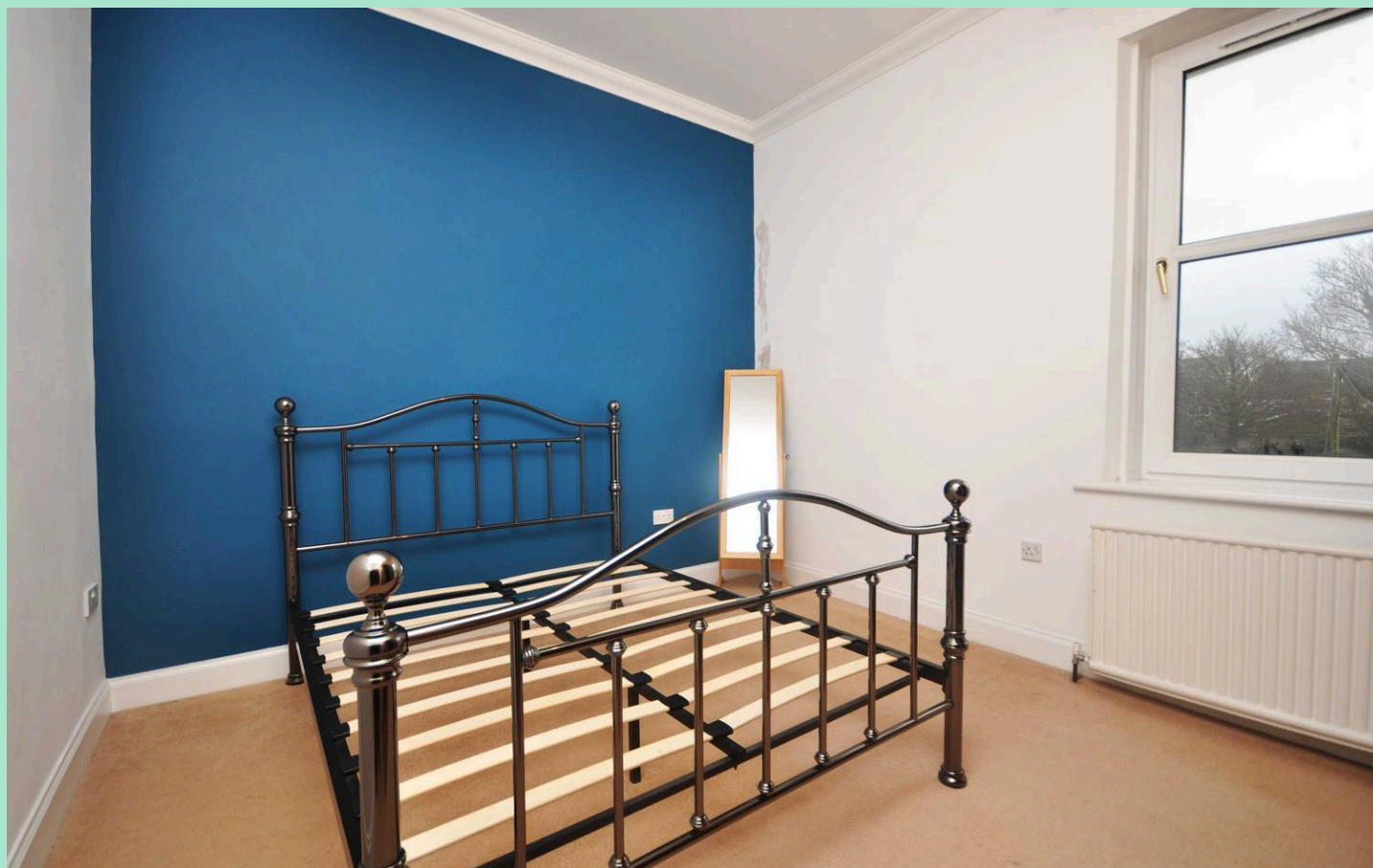
Spacious open plan kitchen and dining area with floor mounted units, stainless steel double sink with mixer tap, large double glaze window providing rear outlook, built in storage, central heating radiators, TV point and three double glaze windows to front of property.

### Bathroom

Spacious bathroom on first floor comprising of main corner shower with splashboard paneling, separate bath, toilet and wash hand basin with large double glaze window, central heating radiator and tiled wall as well as built-in extractor fan.

### Upper Lounge

General size lounge on the first floor with three large double-glazed windows providing both rear and front outlook, built in storage, central heating radiators and feature gas fire.



### Bedroom 2

Spacious double bedroom on second floor towards rear of property with large double glaze window providing rear outlook and central heating radiator.

### Bedroom 1

Double bedroom on second floor towards front of property with two large double-glazed windows providing front outlook and central heating radiator.

### Bedroom 3

Bedroom on second floor towards front of property with large double glaze window.

### Top Floor Landing

Spacious open landing on top level of property providing access to top floor bedroom with large Velux window for natural light and built-in eaves storage.

### Bedroom 4

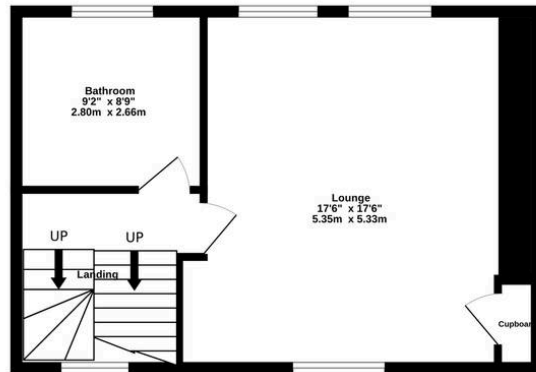
Species double bedroom on top floor of property with generous built-in storage, central heating radiator, large Velux window to front and large double glaze window to rear providing rear outlook.

### Garden

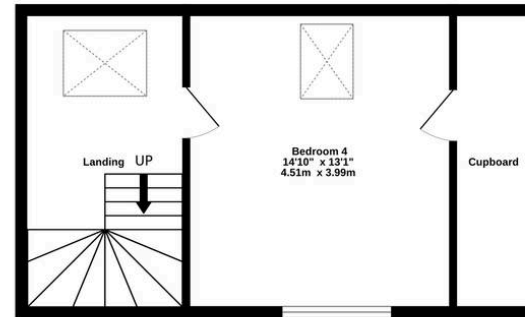
Enclosed garden to the rear, comprising of maintained lawn area, concrete patio and pathway as well as access to outbuilding for storage as well as pedestrian access to detached garage/workshop. On street parking.



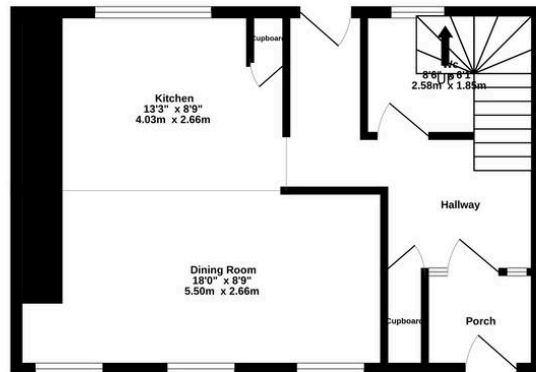
1st Floor  
425 sq.ft. (39.5 sq.m.) approx.



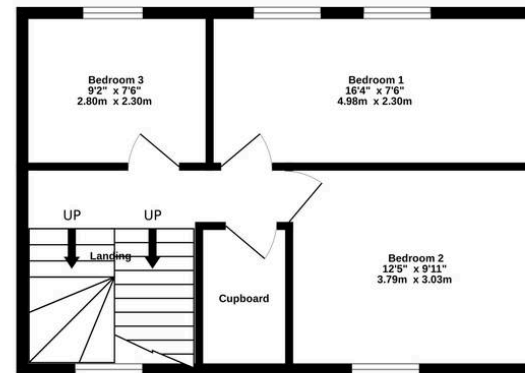
3rd Floor  
372 sq.ft. (34.6 sq.m.) approx.



Ground Floor  
418 sq.ft. (38.8 sq.m.) approx.



2nd Floor  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1661 sq.ft. (154.3 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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