



6 Carlton Terrace, London Road

Stranraer, DG9 8AG

PRICE: Offers Over £190,000 are invited

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Stranraer, Stranraer

Local amenities within easy reach include a supermarket, Stair Park, Wigtownshire Rugby Ground, primary/secondary schooling and a popular restaurant/hotel. While all major amenities including healthcare, indoor leisure pool complex and a full range of shops are located in and around the town centre approximately 500 yards distant.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Located only a short walk from the town centre, Primary schooling, Secondary schooling and Loch Ryan
- Generous family accommodation over 3 levels
- Splendid beech design 'dining' kitchen
- Large, recently installed utility room
- Delightful ground floor shower room
- Well-appointed 1st floor bathroom
- 2nd floor WC
- Some attractive period woodwork and ceiling cornice work
- Gas central heating & uPVC double glazing
- Low maintenance garden ground



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Presenting an exceptional opportunity to acquire an impressive six-bedroom terraced residence, ideally situated just a short stroll from the heart of the town centre, with both primary and secondary schools, as well as picturesque Loch Ryan, all within easy reach.

This substantial family home unfolds over three expansive levels, offering a harmonious blend of classic charm and contemporary comfort throughout. The heart of the home is undoubtedly the splendid beech design dining kitchen, thoughtfully crafted to provide a setting for both everyday family meals and entertaining. A large, recently installed utility room adds a welcome touch of practicality. The ground floor also boasts a delightful shower room, elegantly finished and perfectly suited for family use.

Ascending to the first floor, you will discover a well-appointed family bathroom, while the second floor offers the convenience of an additional WC, catering to the needs of a growing family or visiting guests. Of traditional construction under a new slate roof, the property also benefits from gas central heating (new boiler installed 2021) and uPVC double glazing. The property is set amidst low maintenance garden grounds. With its enviable location, substantial accommodation, and thoughtfully upgraded amenities, this remarkable home represents a rare prospect for discerning buyers seeking both style and convenience in a central location.



Porch

The property is accessed by way of a uPVC storm door. Terrazzo tiled flooring and glazed interior door to the hallway.

Hallway

The hallway provides access to the ground floor accommodation and the spindle and rail staircase to the upper floors. CH radiator.

Lounge

A spacious main lounge featuring splendid ceiling cornice work, a centre rose and a bay window to the front. There is a wooden fire surround with a marble hearth housing an electric fire, display recess and French doors to the dining room. CH radiator and a TV point.

Dining Room

A further reception room to the rear with a double glazed storm door leading to the rear garden. Display recess and a CH radiator.

'Dining' Kitchen

The spacious kitchen is fitted with a range of beech design floor and wall-mounted units with granite-style worktops incorporating a stainless steel sink with mixer. There is a ceramic hob, extractor hood, built-in double oven, dishwasher and an American-style fridge/freezer. CH radiator.

Utility Room

The utility room is fitted with a range of contemporary floor units with marble-style worktops. Plumbing for an automatic washing machine and a CH radiator. There is a large built-in cupboard housing the central heating boiler.

Shower Room

The fully vinyl panelled shower room is fitted with a WHB, WC and wet room shower area with a mains shower. Vinyl ceiling with downlighters. Heated towel rail.



Landing

The 1st floor landing provides access to bedrooms and the bathroom. CH radiator.

Bedroom 1

A spacious master bedroom to the front. Period cornice work. CH radiator.

Bedroom 2

A bedroom to the rear with period cornice work and a CH radiator.

Bedroom 3

A further bedroom to the rear. TV point and CH radiator.

Bedroom 6/Study

A further bedroom to the front with laminate flooring and a CH radiator. This room would also be suitable as a home office/study.

Bathroom

The contemporary bathroom is fitted with a WHB, WC and bath with a mains shower over. Partial vinyl wall panelling, vinyl ceiling with downlights and a heated towel rail.

Landing

The 2nd floor landing provides access to further bedroom accommodation and a WC. CH radiator.

Bedroom 4

A bedroom with a bay window to the front. CH radiator.

Bedroom 5

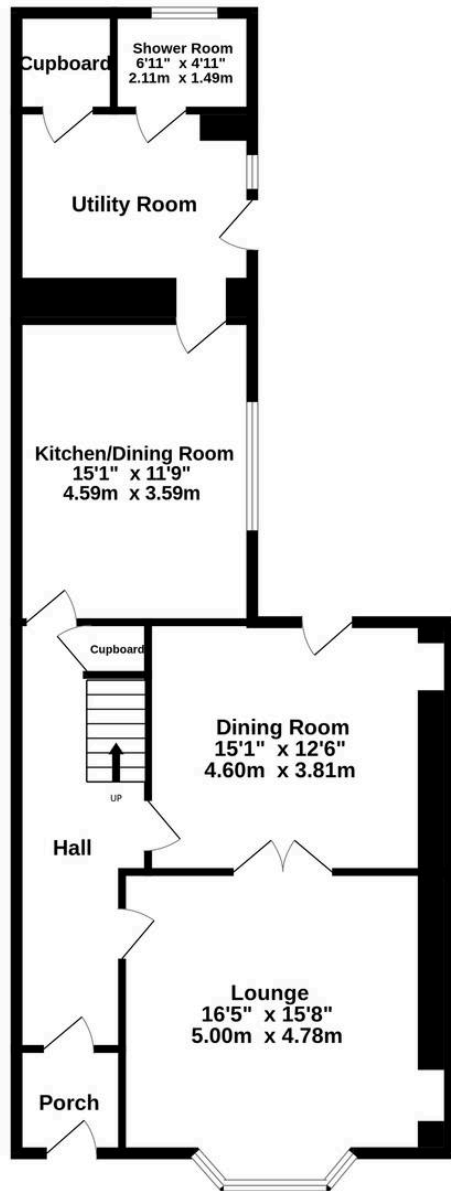
A bedroom with a Velux window to the rear and a CH radiator.

Garden

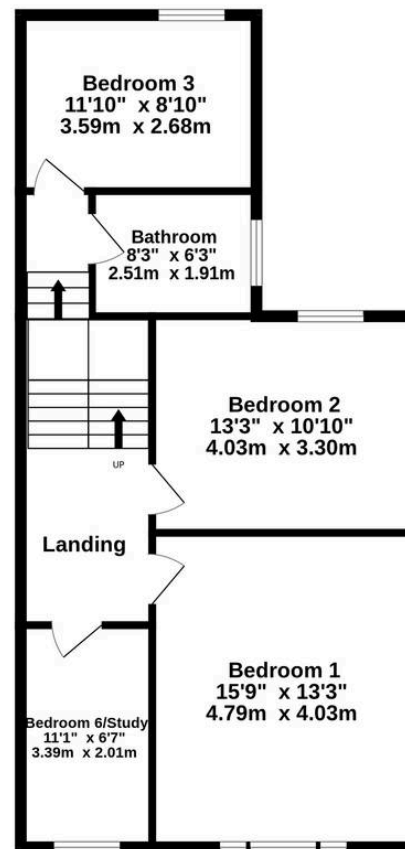
The property is set amidst its own area of garden grounds. The front is laid out to gravel set within a low-level wall with wrought iron railing. The enclosed, low-maintenance rear garden comprises a resin patio and timber decking. There is a pedestrian access to a lane leading to Stair Drive.



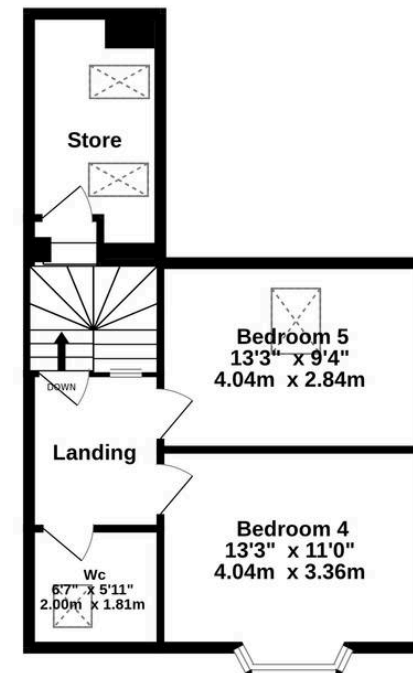
Ground Floor
897 sq.ft. (83.3 sq.m.) approx.



1st Floor
704 sq.ft. (65.4 sq.m.) approx.



2nd Floor
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 2063 sq.ft. (191.7 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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