

FOR SALE

4 HANOVER SQUARE,
STRANRAER, DG9 7AF
&
79 HANOVER STREET,
STRANRAER, DG9 7RS



An opportunity arises to acquire a very well-presented, spacious, family residence with an accompanying retail unit, large garage/workshop, and store. This most well-maintained property is located within the heart of the town of Stranraer. The property benefits from family accommodation over three floors, splendid kitchen, delightful shower room, attractive period features, and gas fired central heating. There is the added benefit of a generous walled garden to the rear.

Residential accommodation

ENTRANCE PORCH, KITCHEN, UTILITY ROOM,
DINING ROOM, SITTING ROOM, STUDY, DRAWING
ROOM, SHOWER ROOM, 4 BEDROOMS, LARGE
GARAGE/WORKSHOP, STORE, WALLED GARDEN

Retail space

MAIN SHOP, KITCHEN/STORE, WC

Price: Offers over **£245,000** are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
Letting Service

Proven Sales record

Introducers for
Independent Financial
& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Located within in the heart of the town centre of Stranraer, this is a substantial residential property with an accompanying shop, large garage/workshop, store, and walled garden to the rear.

This spacious family residence is laid out over three floors and is in excellent condition throughout benefiting from a splendid kitchen, delightful shower room, attractive period features, and gas fired central heating. It is situated adjacent to a variety of other retail/commercial units within the town centre.

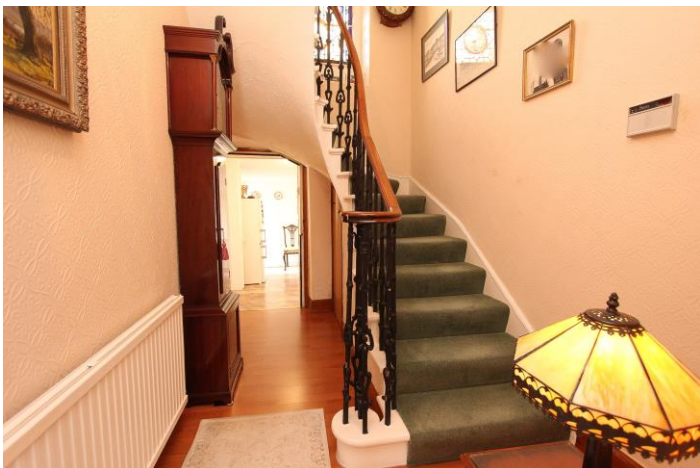
This well positioned property is ideally suited to those in search of a lifestyle change and viewing is to be thoroughly recommended.

PORCH:

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

HALFWAY:

The hallway provides access to the ground floor accommodation and the ornate staircase to the upper levels.



STUDY:

A study to the side with an access door leading to the shop.



UTILITY ROOM:

A spacious utility room fitted with a range of floor units with granite style worktops incorporating a ceramic sink with swan neck mixer. Plumbing for an automatic washing machine and dishwasher.



[Further utility room image](#)



KITCHEN:

The kitchen is fitted with a full range of beech design floor and wall mounted units with high gloss granite style worktops incorporating a stainless-steel sink with mixer. Gas cooker point.



DINING ROOM:

Laid out in an open plan basis with the kitchen and sitting room.



SITTING ROOM:

A bright sitting room to the rear overlooking the garden ground. Wall lights and TV point.



LANDING:

The landing provides access to the first-floor accommodation.



DRAWING ROOM:

A spacious first floor reception room with a tiled fire surround housing a gas fire. Ornate ceiling cornice and TV point.



[Further drawing room images](#)



SHOWER ROOM:

The modern shower room is fitted with a WHB, WC and a low threshold shower tray with a waist height screen. Vinyl wall panelling for ease of maintenance.



BEDROOM 1:
A bedroom with CH radiator and TV point.



[Further bedroom 2 image](#)



LANDING:
The landing provides access to the 2nd floor bedroom accommodation.



BEDROOM 2:
A further first floor bedroom.



BEDROOM 3:
A spacious 2nd floor bedroom.



[Further bedroom 3 image](#)



FRONT SHOP:

A well-presented retail space offering a number of opportunities. Two display windows and roller shutters.



BEDROOM 4:
A further second floor bedroom.



KITCHEN/STORE:
Fitted with floor units.



WC:
Comprising a WHB and WC.



GARAGE/WORKSHOP & STORE:

Located to the rear of the property and with vehicular access to the garage/workshop by way of a roller door. There is through access to the rear garden by way of a sliding door. Power and light. Access to the store is by way of a further roller door, providing pedestrian access.

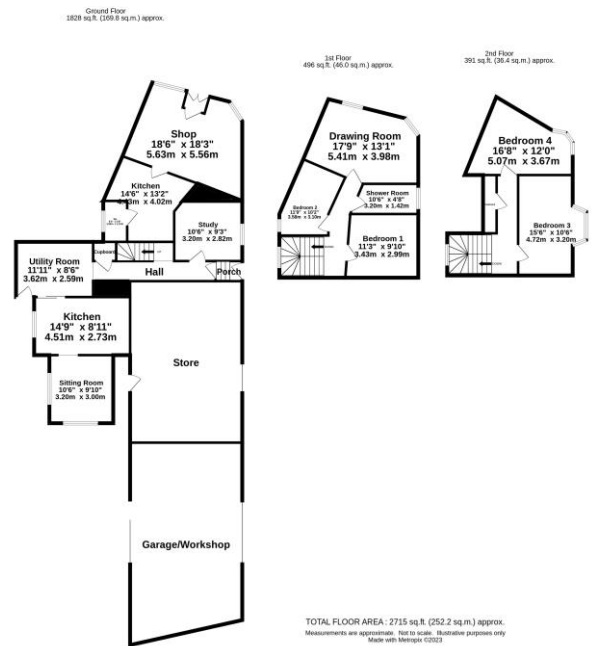


Further garage/workshop image



GARDEN:

To the rear there is a secluded area of walled garden ground. The easily maintained garden is composed of lawn, concrete hard standing, patio, planting border, and mature trees.



ENTRY: Immediate

VIEWING: By appt with S.W.P.C

DETAILS PREPARED: 26/10/2023

COUNCIL TAX: Band 'B'

RATEABLE VALUE: £3,200

SERVICES:

Mains electricity, drainage, gas, and water. EPC = E

OFFERS:

All offers for the above property should be made in writing to

South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.
Telephone (01776) 706147 Fax: (01776) 706890
www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**