

FOR SALE

**53 DALRYMPLE STREET,
STRANRAER, DG9 7EY**



An opportunity arises to acquire an immaculately presented property, conveniently located within easy reach of the town centre and all major amenities. The property is in excellent condition throughout having been fully modernised in the recent past to include a splendid 'dining' kitchen, delightful bathroom, new front Dormer, internal insulation, gas fired central heating and uPVC double glazing. Set within its own area of easily maintained, fully landscaped garden ground.

**PORCH, HALLWAY, LOUNGE,
DINING ROOM/3RD BEDROOM, 'DINING' KITCHEN,
BATHROOM, 2 BEDROOMS, GARDEN**

PRICE: Offers over £120,000 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:

Conveniently located within easy reach of the town centre, this is an immaculately presented residence which provides comfortable accommodation over two levels.

Of traditional construction under a slate & felt roof, the property benefits from a splendid 'dining' kitchen, delightful bathroom, new Dorma, internal insulation, gas fired central heating and uPVC double glazing.

The property is set within its own area of fully landscaped and easily maintained garden ground.

It is situated adjacent to other residential property of varying style.

Local amenities close at hand include a convenience store, health centre, hospital, theatre, sports centre, swimming pool, college, and supermarket. While all other amenities are located in and around the town centre only a short walk distant.

PORCH:

The property is accessed by way of a uPVC storm door. Glazed interior door to the hallway.

HALLWAY:

The hallway provides access to all of the ground floor accommodation and staircase to the first floor. Under stairs storage and CH radiator.



LOUNGE:

A most pleasant main lounge to the front with a wooden fire surround housing an electric fire. CH radiator and TV point.



DINING ROOM/3RD BEDROOM:

A further reception room to the rear currently used as a dining room and which could be used as a ground floor bedroom. CH radiator.



'DINING' KITCHEN:

The kitchen has been fitted with a full range of oak floor and wall mounted units with ample granite style worktops incorporating a stainless-steel sink with mixer. Electric cooker point, extractor hood and plumbing for an automatic washing machine. TV point and CH radiator.



[Further Kitchen image](#)



BEDROOM 1:
A bedroom to the rear with CH radiator.



BATHROOM:
The bathroom is fitted with a 3 – piece suite in white comprising a WHB, WC and bath. There is a mains shower in place over the bath. Heated towel rail.

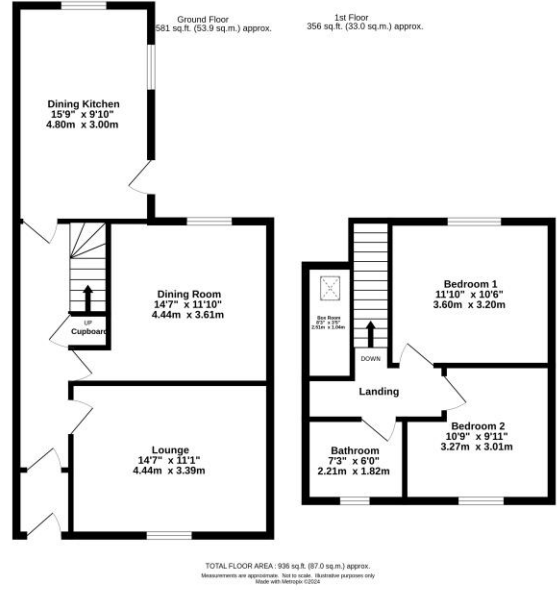


BEDROOM 2:
A bedroom to the front with a CH radiator.



GARDEN:

The property is set within its own area of garden ground. The front has been laid out to monobloc paving for ease of maintenance. The enclosed rear garden is comprised of paved patios and an area of lawn.



ENTRY: Negotiable

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

DETAILS PREPARED: 22/03/2023

COUNCIL TAX: Band 'C'

GENERAL:

All fitted flooring and garden shed are included in the sale price.

SERVICES:

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

OFFERS:

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

South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.
Tel: (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.