



‘Strathlorne’, London Road  
Stranraer, DG9 8BU



Substantial, semi-detached 4-bedroom family home in a well sought after location.

Offers Over: £200,000 are invited

‘Strathlorne’, London Road, Stranraer, DG9 8BU



#### Key Features:

- . Spacious family home
- . Detached garage
- . Oil fired central heating
- . Off road parking
- . Enclosed garden to rear
- . Walk in condition
- . Well sought after location
- . Fully double-glazed
- . Three spacious double bedrooms / one single bedroom





## Property description

An opportunity arises to acquire a very substantial semi-detached townhouse located within easy reach of the town centre and both Rephad primary school and Stranraer Academy. The property, which has been maintained to a high standard, is in excellent condition throughout and has a host of fine features to appreciate including delightful internal period features, well-proportioned accommodation, splendid walnut design kitchen, spacious bathroom, two public rooms, conservatory to the rear and very well-maintained garden grounds. The property also benefits from a detached garage as well as ample off-road parking. Fully installed oil-fired central heating and full double glazing. Viewing of this fine family home is to be highly recommended.

Located only a short walk from the town centre and within easy reach of primary/secondary schooling, this is a very substantial semi-detached townhouse which provides well-proportioned and comfortable family accommodation on three floors. Occupying a well sought after location as well as sitting on a generous plot, this an opportunity to obtain a stunning family home. Of traditional construction under a slate roof, the property retains great character with many delightful period features to appreciate. It is set within its own area of very well-maintained garden ground and is situated adjacent to other private residences of varying design with an outlook over school playing fields to the front and farmland to the rear.

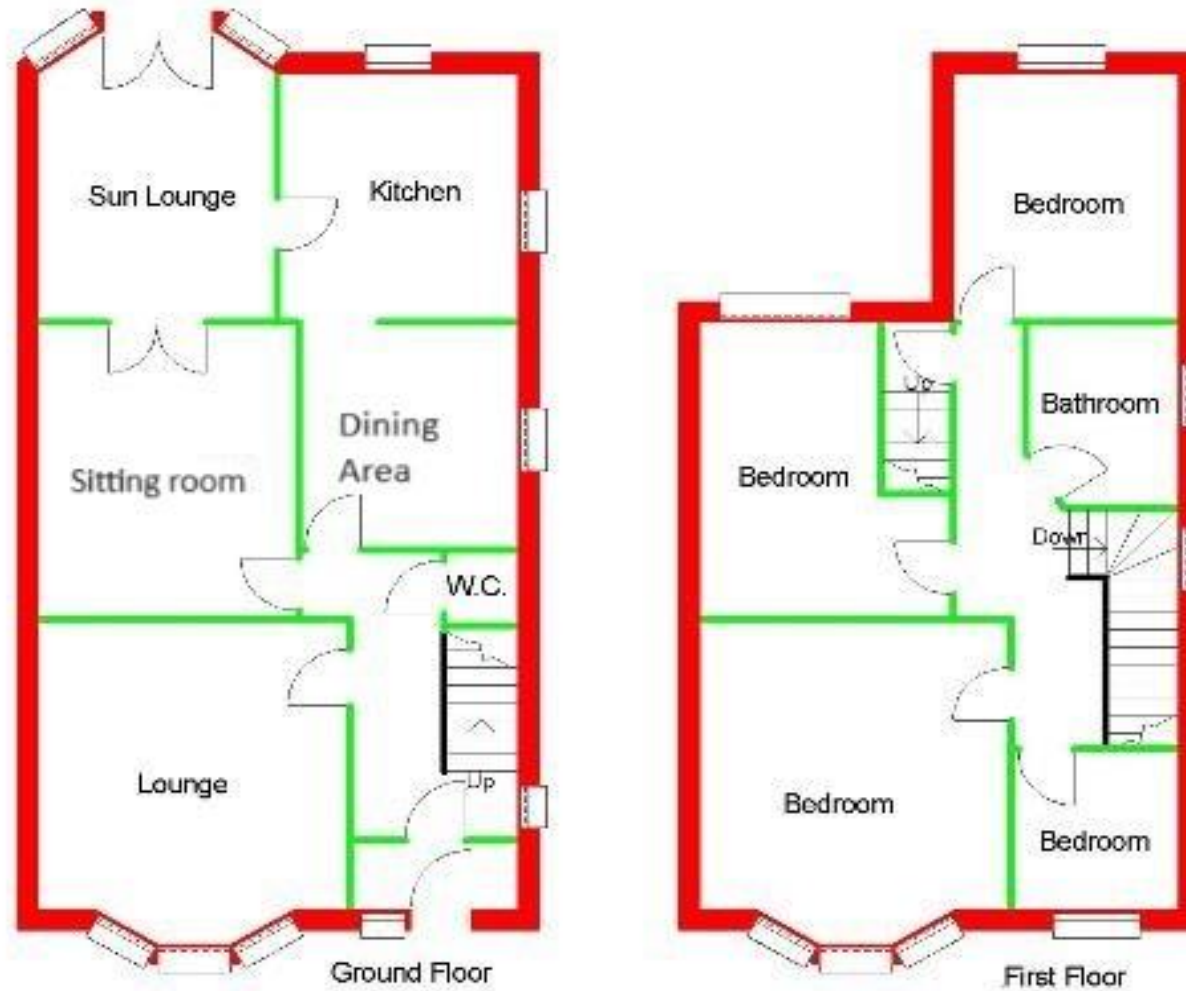
Other local amenities within easy reach include supermarket, Stair Park, church, primary/secondary schooling and small hotel while all major amenities including healthcare, indoor leisure pool complex and a full range of shops are located in and around the town centre. Viewing of this substantial semi-detached property is to be thoroughly recommended.







## Strathlome, London Road, Stranraer



Sketch plan for illustrative purposes only

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.



## Accommodation

### FRONT PORCH: (2.3m – 1m)

A wooden storm door provides the access to the terrazzo floor tiled porch. Window to front, hanging rails and glazed interior door to the hallway.

### HALLWAY: (4.6m – 2.5m at the widest)

The hallway provides access to almost all the downstairs accommodation and staircase to the upper floors. CH radiator, telephone point, window to the side and smoke alarm.

### WC: (1.3m – 0.85m)

A most useful WC located off the hallway comprising WHB and WC. Tiled to half wall height, extractor fan and recessed spotlight.

### MAIN LOUNGE: (4.3m – 4.2m)

This is a most spacious main reception room having a new marble fire surround and hearth housing a cast iron insert with electric fire. Built in glazed display cabinet, bay window, TV/satellite point, 3 radiators and picture rail.

### SITTING ROOM: (4.3m – 3.6m)

A further spacious dining room to the rear with a brick fireplace and marble hearth housing an electric fire. Built in cupboard with glazed display cabinet above, laminate flooring, dado rail, CH radiator and French doors leading to the conservatory.

### CONSERVATORY: (3.6m – 3.3m)

Located off the dining room and the kitchen this is a delightful addition to the house which has an outlook over the rear garden. There is a CH radiator, tiled flooring, ceiling fan and French doors leading to the garden.

### KITCHEN: (3.4m – 2.9m)

Well maintained shaker kitchen has been fitted with a range of floor and wall mounted units in a walnut design with high gloss marble style worktops incorporating a one and a half bowl stainless steel sink with swan neck mixer. Integrated fridge, integrated dishwasher, cooker extractor hood, tiled splash backs, electric cooker point, ladder style radiator, TV point and spotlight rail.

### DINING AREA: (2.9m – 2.7m)

Located off the kitchen this is a well-proportioned utility room comprising walnut design wall units, marble style high gloss worktops, plumbing for an automatic washing machine, CH radiator and dado rail. There is ample under counter space for a tumble drier, fridge and freezer.



## Accommodation

### LANDING:

The landing provides access to all the first-floor accommodation. CH radiator, smoke alarm and built in access housing a loft ladder leading to the attic conversion.

### BATHROOM: (2.7m – 2m)

The recently installed, fully tiled bathroom comprises WHB set into a vanity unit and WC in white. There is a mains shower over bath. Wall mirror with lighting above, CH radiator, double glazed window, laminate tiled flooring and recessed lighting.

### BEDROOM: (4.3m – 4.2m)

A most spacious master bedroom with bay window to the front. Laminate flooring, three radiators and TV /satellite point.

### BEDROOM: (2.5m – 2.4m)

A single bedroom to the front with CH radiator and telephone point.

### BEDROOM: (4.3m – 3.6m at the widest)

A very well-proportioned double bedroom to the rear. Built in cupboard, TV point and CH radiator.

### BEDROOM: (3.4m – 3m)

A further double bedroom to the rear. There are built in cupboards with louvre doors and CH radiator.

### ATTIC CONVERSION: (5.4m – 4.4m)

Accessed by way of a loft ladder this is a most spacious attic conversion. Velux window to the rear and access to the eaves.

### GARAGE: (19ft – 9ft 11in)

Located to side of the property this is a spacious garage with workshop to the rear. Up and over door to the front side access door, windows to the side and rear, workbench with storage, power and light.

### GARDEN:

The property is set within a very well-maintained area of garden ground. The front has been laid out in lawn with mature shrub borders set within a low-level boundary wall and iron gates. To the side there is a driveway leading to the garage, the driveway provides ample room for off road parking. The fully enclosed and very well-maintained rear garden has been mainly laid out in lawn with mature trees and shrub borders. There is an outlook towards open farmland to the rear. Patio area, drying green and outside lighting



### NOTES

It is understood that, on achieving a satisfactory price, the vendors will include integrated kitchen appliances, fitted floor coverings and blinds throughout. Wardrobes from the master bedroom are also to be included.

### COUNCIL TAX

Band E

### EPC RATING

E(48)

### SERVICES

Mains electricity, drainage & water. Oil fired central heating.

### VIEWING ARRANGEMENTS

Through the selling agents, South West Property Centre Limited at their Stranraer office. 01776 706147

### OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

