

**FOR SALE**

**66 DALRYMPLE STREET,  
STRANRAER, DG9 7DH**



An opportunity arises to acquire a well-proportioned mid-terraced property, conveniently located within easy reach of the town center and all major amenities.

The property benefits from the addition of a conservatory, 'dining' kitchen, spacious bathroom, mahogany woodwork, gas fired central heating and uPVC double glazing. Enclosed garden to the rear.

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

**PRICE: Offers over £70,000 are invited**



Property Agents

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Introducers for  
Independent Financial  
& Mortgage Advice

Charlotte Street  
Stranraer  
DG9 7ED

Tel: 01776 706147  
Fax: 01776 706890

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## DESCRIPTION:

Conveniently located within easy reach of the town center, this is a mid-terraced property of traditional construction under a tile and felt roof.

The residence benefits from well-proportioned accommodation, the addition of a conservatory to the rear, 'dining' kitchen, spacious bathroom, attractive mahogany finishings, gas fired central heating and uPVC double glazing.

Enclosed garden ground to the rear.

It is situated adjacent to other residential properties of similar style and has an outlook over the Health Centre to the front and garden ground to the rear.

It is located only a short walk from all major amenities including supermarkets, healthcare, indoor leisure pool complex and primary school. The secondary school is approximately a mile distant.

## PORCH:

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

## HALLWAY:

The hallway provides access to all downstairs accommodation and staircase to the first floor. Understairs cupboard and CH radiator.



## LOUNGE:

A lounge to the front with a stone fire surround housing a gas fire. Attractive ceiling cornice & rose. Built-in shelved cupboard, CH radiator, and TV point.



## DINING ROOM/3<sup>RD</sup> BEDROOM:

A reception room to the rear which could be utilised as a ground floor bedroom. Stone fire surround, CH radiator and TV point.



## 'DINING' KITCHEN:

The kitchen has been fitted with a range of oak floor units with slate style worktops incorporating a stainless-steel sink. Gas cooker point and plumbing for an automatic washing machine. CH radiator.



## CONSERVATORY:

A conservatory overlooking the rear garden. CH radiator and TV point.



**LANDING:**

The spacious landing provides access to the bedroom accommodation and shower room.



**BEDROOM 2:**

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 separate shower cubicle with an electric shower. Tiled flooring and CH radiator.



**GARDEN:**

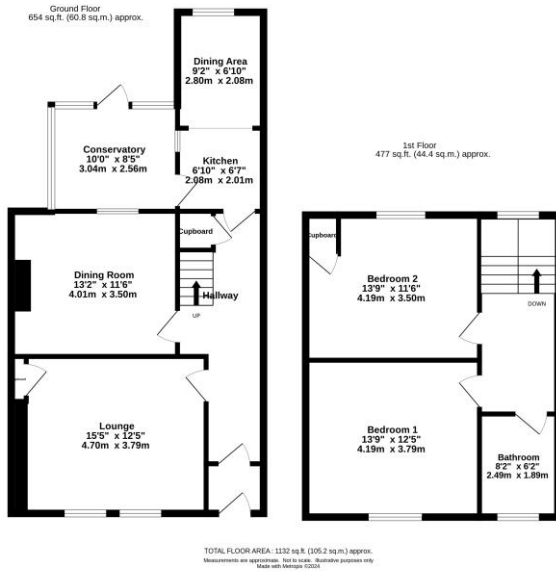
The front garden has laid out in gravel for ease of maintenance and is set within a low-level wall with wrought iron railings. The enclosed rear garden is comprised of lawns, mature shrubs, flower borders, garden sheds and greenhouse.



**BEDROOM 1:**

A bedroom to the front with CH radiator and TV point.





ENTRY: Negotiable

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

DETAILS PREPARED: 07/11/2024

COUNCIL TAX: Band 'C'

GENERAL:

All carpets, shed and greenhouse are included in the sale price.

SERVICES:

Mains electricity, gas, water, and drainage.  
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.  
Tel: (01776) 706147 Fax: (01776) 706890  
www.swpc.co.uk

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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.**