



2 Albert Terrace, London Road, Stranraer

DG9 8AB

Offers Over £240,000 are invited

2 Albert Terrace London Road

Stranraer

Local amenities within easy reach include a supermarket, Stair Park, church, primary/secondary schooling, and a 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, approximately 500 yards distant.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- A substantial red-brick townhouse
- Located only a short walk from the town centre
- Easy access to Primary and Secondary schooling
- Generous family accommodation over three levels
- Many original period features to appreciate
- Bespoke fitted kitchen/family room
- Delightful conservatory to the rear
- Double glazing and gas central heating
- Mature garden grounds with a south facing rear garden
- Ample off-road parking



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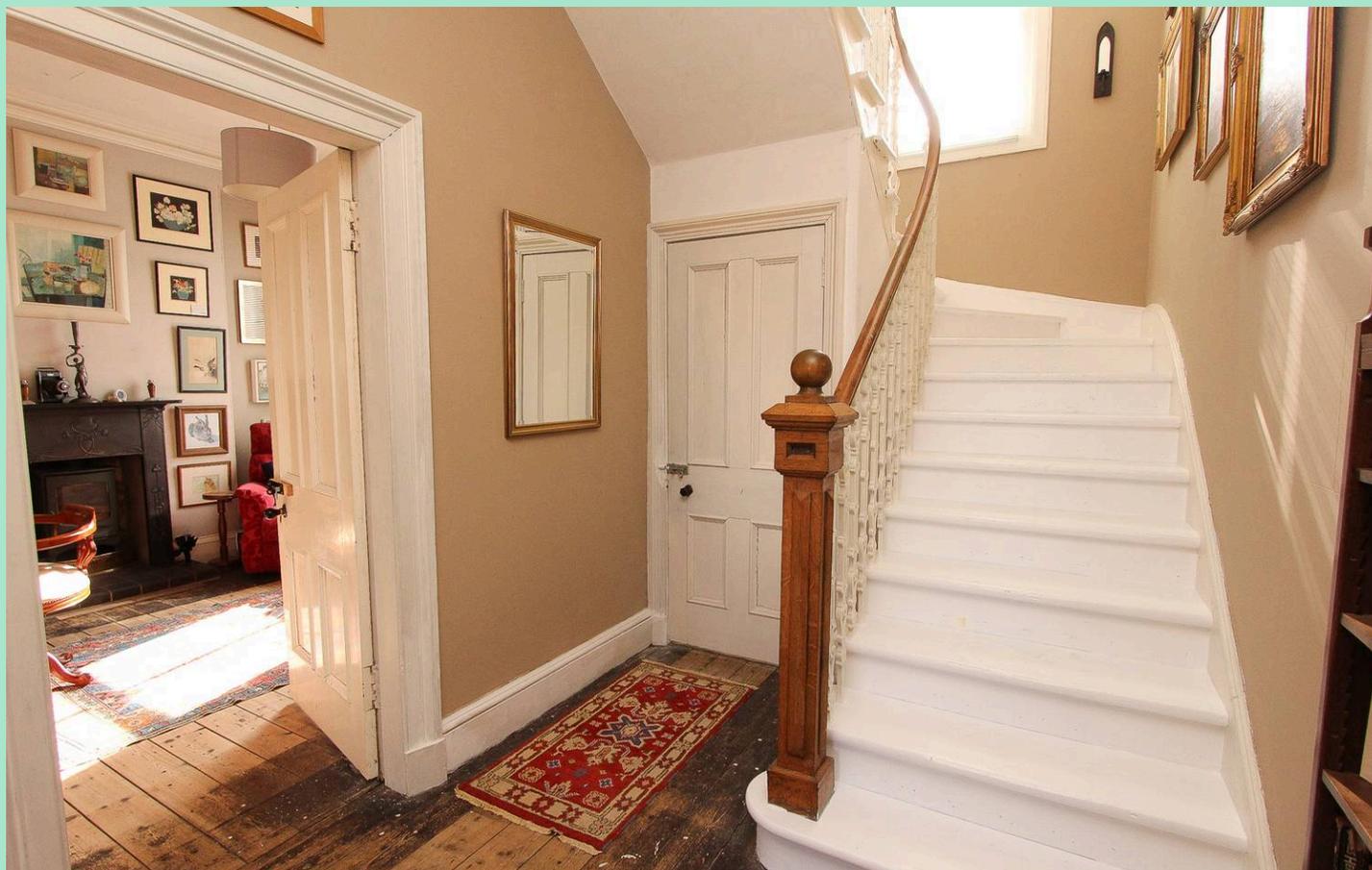
Stranraer

Located only a short walk from the town centre and all major amenities this is a most substantial townhouse which provides very well-proportioned family accommodation over three floors.

This character property retains a number of original period features, including original internal woodwork, attractive cornicework, original staircase, window shutters, and a variety of period fireplaces. The property has undergone a programme of modernisation and restoration to include a bespoke kitchen, the addition of a conservatory to the rear, the installation of woodburning stoves, re-wire, some new internal plasterwork, new double glazing, and gas central heating (new boiler installed.)

It is set amidst its own generous area of well-maintained, mature garden ground with ample room for multi vehicle parking to the rear.

Viewing of this substantial detached property is to be thoroughly recommended.



Hallway

The property is accessed via a period wooden storm door, which in turn leads to an etched-glass interior door to the hallway. The hallway provides access to the downstairs accommodation and to the delightful winding staircase to the upper floors.

Lounge

A substantial main lounge with a bay window to the front. There is a reinstated fireplace, display recess, display shelving, and window shutters.

Kitchen/Family Room

The kitchen is fitted with a range of bespoke floor units with solid granite and solid wooden worktops. Ceramic Belfast sink, built-in larder cupboards, and an electric cooker point. Shelved recess. The family room is laid out in an open plan basis with the kitchen. There is a wooden fire surround with a granite hearth housing a wood-burning stove. Display recess and built-in cupboard.

Sitting Room/Study

A further reception room to the rear with a cast iron fire surround housing a woodburning stove. TV point. Window to the rear overlooking the rear garden.

Breakfast Room

A most spacious room to the rear. Recessed lighting, new skylight, and Amtico flooring. Access to the cellar.

Conservatory

A delightful conservatory to the rear overlooking the garden ground. Amtico flooring and French doors leading to the garden.

Shower Room

Comprising a WHB, WC and a low threshold shower cubicle with waist height screen.



1st Floor Landing

Access to the first-floor accommodation. There is WC off the landing comprising a WHB and WC.

Drawing Room

A first-floor reception room with a marble fire surround, ornate cornice, and display shelving.

Bathroom

The bathroom has recently been fitted with a WHB, WC, and bath. There is a shower over the vinyl-panelled bath. Heated towel rail.

Bedroom 1

A bedroom to the front with a marble fire surround and built-in cupboard.

Bedroom 2

A bedroom to the rear with a cast iron fireplace and a built-in cupboard.

2nd Floor Landing

The upper landing provides access to further bedrooms and the boxroom.

Bedroom 3

A bedroom with a window to the front and a skylight to the rear. From the bedroom, there is a rooftop view of Loch Ryan.

Bedroom 4

A further bedroom to the front.

Bedroom 5

A bedroom with a skylight to the rear.

Boxroom

A most useful storage room/study.



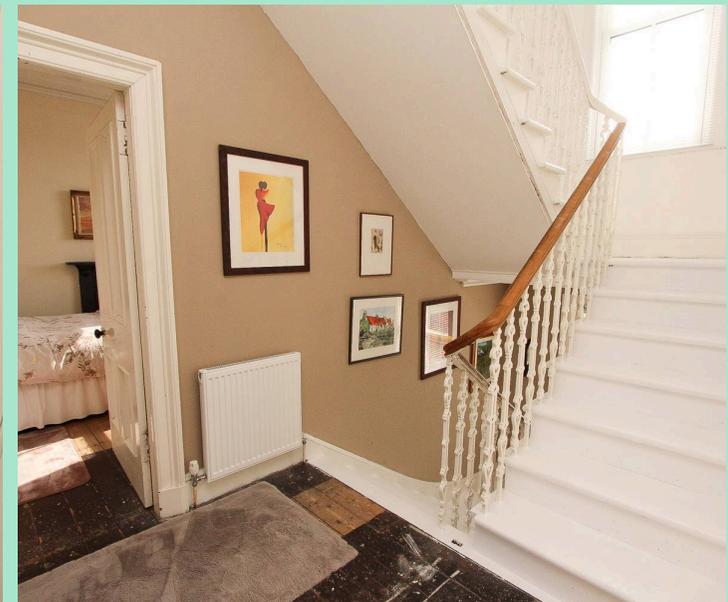
GARDEN

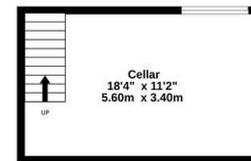
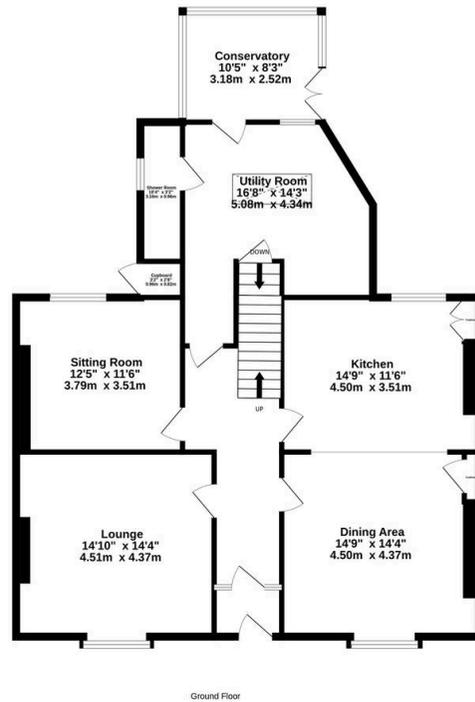
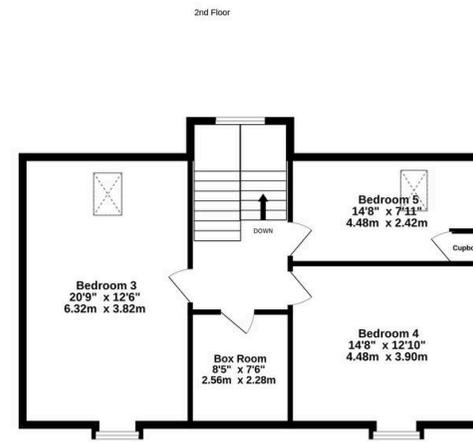
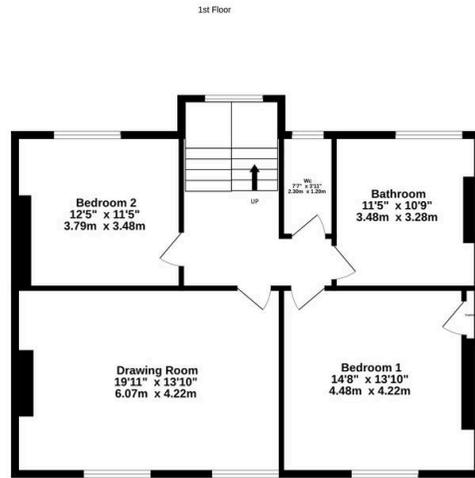
The property is set within its own generous area of garden ground. To the front, there are lawns and flower borders set within a low-level wall with wrought iron railings. The fully enclosed, south-facing rear garden comprises further areas of lawn with mature shrub borders, a paved patio, and a pergola. There are raised vegetable planters and a log store.

OFF STREET

4 Parking Spaces

Ample off-road parking for a number of vehicles, accessed from Station Street. There is a large wooden workshop to the rear with service door and uPVC windows.





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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