

FOR SALE

**"SIOR-UJINE"
6 EDINBURGH ROAD
STRANRAER**



Occupying a popular location within easy reach of the town centre and all major amenities, this is a very substantial mid terraced townhouse which provides most spacious and comfortable family accommodation. The property is in immaculate condition throughout with a full range of features including delightful internal wood finishings, ceiling cornice work, luxury bathroom and maple style kitchen. Full gas fired CH and almost full D/G. Enclosed garden to rear. Viewing is to be thoroughly recommended.

**PORCH, HALLWAY, KITCHEN, DINING ROOM,
UTILITY ROOM, BATHROOM, REAR PORCH,
LOUNGE, 3 DOUBLE BEDROOMS, STUDY, WC,
GARDEN**

Offers Around: **£149,500**



Property Agents

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**Charlotte Street
Stranraer
DG9 7ED**

Tel: 01776 706147

Fax: 01776 706890

www.swpc.co.uk

DESCRIPTION:

Occupying a sought after residential location within easy reach of the town centre and all its major amenities, this is a very substantial mid terraced townhouse providing spacious and comfortable family accommodation on two floors.

Of traditional construction under a slate roof, the property is in immaculate condition throughout having undergone an extensive programme of modernisation to include a splendid maple design kitchen, luxury bathroom, full gas fired central heating and almost full modern D/G. It also displays a range of other splendid features including delightful internal wood finishings and pleasant ceiling cornicework.

The property has a small and secluded garden to the rear with pedestrian access from Dalrymple Street. It is situated adjacent to other private residential properties of similar style and the outlook to the front is over same. All major amenities including supermarkets, healthcare, indoor leisure pool complex and schooling are located in and around the town centre a short distance away.

This is indeed a fine family home and viewing is to be thoroughly recommended.

FRONT PORCH: (4ft 3in – 4ft 2in)

A uPVC storm door provides access to the entrance porch. Wall tiling to dado rail height, Karndean flooring and built in cupboard housing the electric meter/fuseboard.

HALLWAY: (28ft 1in – 6ft 9in at the widest)

The delightful hallway provides access to the downstairs accommodation and to the splendid carved wood staircase. There are other most attractive internal wood finishings, excellent cornice work and Karndean flooring. CH radiator, telephone point and understairs cupboard.



BEDROOM: (14ft 3in – 13ft 10in)

A most spacious ground floor master bedroom to the front. Splendid ceiling cornice, CH radiator, TV point, telephone point, smoke alarm and under window storage.



BATHROOM: (11ft 11in – 10ft 11in)

A well proportioned luxury bathroom comprising a WHB, WC, Bidet and raised corner bath. There is a fully tiled double shower cubicle housing a mains shower. Ceramic tiling to dado rail height, large wall mirror, ceiling cornice, CH radiator, extractor fan and window to the rear.





KITCHEN: (13ft 7in – 8ft 8in)

The kitchen has been fitted with a full range of floor and wall mounted units in a maple design with granite style worktops incorporating a stainless steel sink with mixer. There is a five ring gas hob, cooker extractor hood, built in double oven and integrated fridge. Karndean flooring, recessed spotlights, Velux roof light, tiled splash backs, chrome electrical sockets/light switches. Archway to the dining room.



DINING ROOM: (11ft 11in – 9ft 2in)

The dining room is laid out in an open plan basis with the kitchen. Karndean flooring, recessed spotlights, chrome electrical sockets/switches, CH radiator, TV point, Velux sky light, window to the rear and uPVC door to the rear porch.



REAR PORCH: (12ft 9in – 3ft 7in)

A rear porch leading to the fully enclosed garden. Water supply and light.

UTILITY ROOM: (5ft 7in – 5ft 6in)

A most useful utility room with plumbing for an automatic washing machine, space for a tumble drier and window to the side. The Worcester gas combi boiler is to be found in the utility room.

LANDING: (6ft 9in – 4ft 7in)

The first floor landing provides access to the lounge and to one bedroom. CH radiator and window to the rear.

LOUNGE: (19ft 3in – 14ft 1in)

A delightful main lounge with two windows to the front overlooking the town. There is a carved wood fire surround with tiled insert and hearth housing a living flame gas fire. Splendid ceiling cornice, two CH radiators, carbon monoxide alarm, TV/satellite point and telephone point.



Lounge ceiling cornice



BEDROOM: (11ft 11in – 10ft 4in)

A double bedroom situated to the rear. There is a built-in double wardrobe, CH radiator, smoke alarm and TV point.



LANDING: (7ft 2in – 5ft 6in)

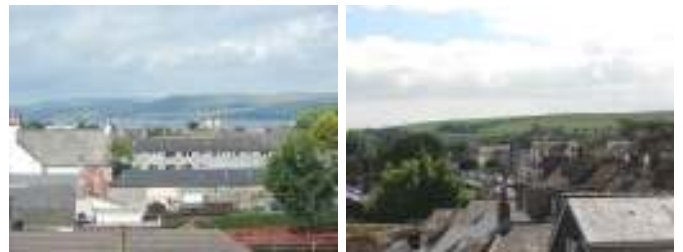
The upper landing provides access to a further bedroom, WC and study. Velux to the rear, smoke alarm and CH radiator.

BEDROOM: (15ft 5in – 11ft 5in)

A further double bedroom with a window to the front and two Velux windows to the rear. To the front there is a roof top view over the town and onto the waters of Loch Ryan and a roof top view onto farmland to the rear. CH radiator, smoke alarm and TV point.



Views from bedroom



STUDY: (7ft 2in – 7ft 1in)

A most useful study with Velux window to the front. Telephone point and 3 x spotlight rail.

WC: (7ft 2in – 7ft)

The WC comprises a WHB and WC. Velux window to the rear and partial wall tiling.



GARDEN:

There is a fully enclosed area of garden ground to the rear of the property comprising a patio area and lawn. There is pedestrian access to the rear lane.



ENTRY: Negotiable

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

DETAILS PREPARED: 22/07/2010

COUNCIL TAX: Band 'D'

GENERAL:

All carpets, blinds, integrated kitchen appliances and some light fittings are included in the sale.

SERVICES:

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

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.