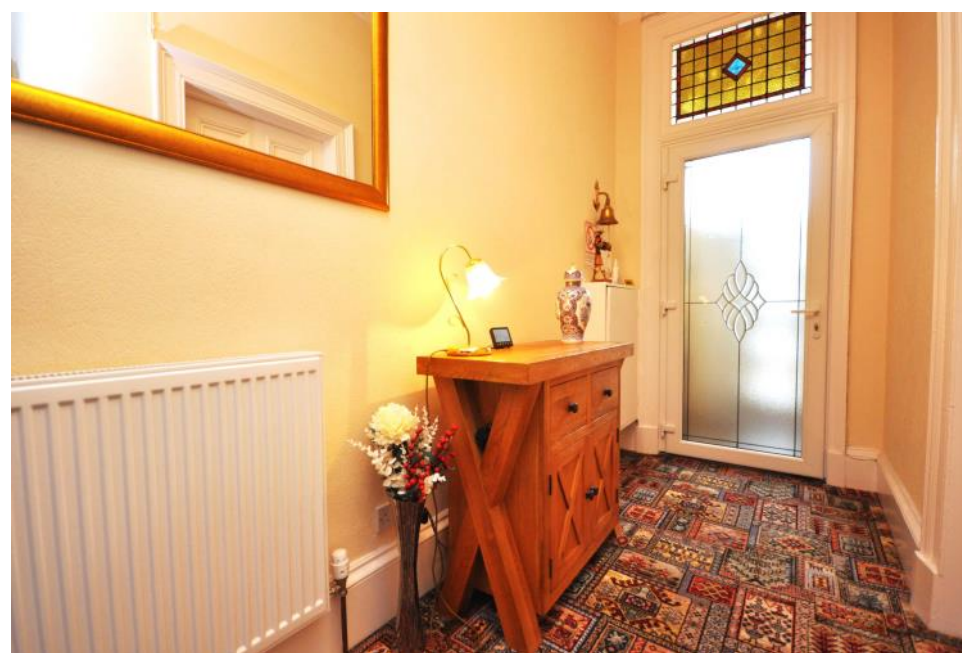




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Offers Over £200,000 are invited

3 Carlton Terrace
London Road
Stranraer
DG9 8AG



Located only a short walk from the town centre and within easy reach of all major amenities, this is a substantial townhouse which has many features to appreciate which include a splendid modern kitchen, spacious lounge, delightful shower room, ground floor bedroom, uPVC double glazing, and gas fired central heating. The property retains several of its original period features, including attractive internal woodwork, original staircase & splendid cornicework. In immaculate condition throughout, this property offers spacious family accommodation over three levels. The property is set amidst its own area of easily maintained walled garden ground allowing rear vehicular access and off road parking. This property is an ideal spacious family home or could be purchased with the potential for a bed & breakfast to which it currently operates as.

ENTRANCE PORCH, HALLWAY, LOUNGE,
BREAKFAST ROOM, DINING KITCHEN, 8 BEDROOMS (1 EN SUITE),
2 SHOWER ROOMS, ENCLOSED GARDEN, OFF ROAD PARKING



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 levels.

This property retains a number of original period features, including attractive internal woodwork, attractive cornicework, original staircase, and an original period fireplace. An ideal family home to include, a splendid modern kitchen, modern shower room, spacious lounge, ground floor bedroom, internal plasterwork, uPVC double glazing, and gas fired central heating.

This tastefully decorated residence is in immaculate good throughout.

It is set amidst its own area of south an easily maintained walled garden ground, with ample room for vehicle parking to the rear as well as having rear vehicular access. This property would make an idea family home however, it is also ideally suited as a bed & breakfast to which it currently operates as.

Local amenities within easy reach include a 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 approximately 500 yards distant.

Viewing of this excellent property is to be thoroughly recommended.

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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Charlotte Street
Stranraer
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01776 706147 property@swpc.co.uk



GROUND FLOOR

Lounge

A main lounge with bay window to the front. Open fireplace next to display recess and original cornice. TV point and central heating radiator.

Hallway

Entrance porch leading into spacious hallway with winding staircase giving access to upper levels. Access to breakfast room leading to kitchen as well as under stairs storage. Integrated smoke detector fitted, central heating radiator and access to boxed in fuse box.

Bedroom (ground floor)

Double room with TV point, central heating radiator, D.G window as well as BT phone line. Integrated smoke detector.

Breakfast Room

Generous sized dining/breakfast room allowing access to kitchen with TV point, phone line, central heating radiator and D.G window.

Kitchen

Large modern kitchen with integrated appliances (washing machine, tumble dryer, dishwasher), integrated 'Bosch', 5 pc gas hob with separate 'Bosch' double fan oven. Separate fridge freezer. D.G window x 2, uPVC door allowing access to rear garden. Integrated heat detector as well as carbon monoxide detector. Boxed in combi boiler.

FIRST FLOOR

Bedroom (rear)

Double room to the rear of the property with TV point, central heating radiator and integrated smoke detector.

Shower Room (rear)

Shower Room to the rear of the property with WHB, toilet and walk in shower. Tiled wall with splash board panelling and heated towel rack.

Landing

Open landing with access to ground floor and stairs leading to upper level. Access to all three bedrooms with WiFi point and integrated smoke detector.



Bedroom 3

Spacious double room with TV point, central heating radiator, WHB, D.G window with outlook to the rear and integrated smoke detector.

Bedroom 2

Spacious double room with TV point, central heating radiator and ensuite. D.G window with outlook to the front and integrated smoke detector.

Ensuite

Compact ensuite with corner shower, WHB & toilet.

Bedroom 4

Single room with TV point, central heating radiator and D.G window with outlook to the front and integrated smoke detector.

SECOND FLOOR

Bedroom 7

Single room located to the rear with Velux window, TV point, central heating radiator, built in storage with hot water pump and integrated smoke detector.

Landing (top)

Top floor landing providing access to two bedrooms and shower room with central heating radiator and integrated smoke detector.

Bedroom 8

Single room with TV point, Velux window, central heating radiator, WHB and integrated smoke detector.

Shower Room

Modern shower room with Velux window, corner shower, WHB, toilet, splash board panelling and heated towel rack.

GARDEN GROUND

Double gate allowing rear vehicular access and off-road parking with imprinted concrete driveway, storage container, coal bunker and wood store. To the front, enclosed gravel with maintained flowerbeds and concrete path.





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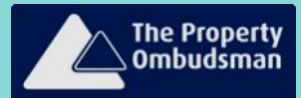
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NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout.

COUNCIL TAX

Band E

EPC RATING

D

SERVICES

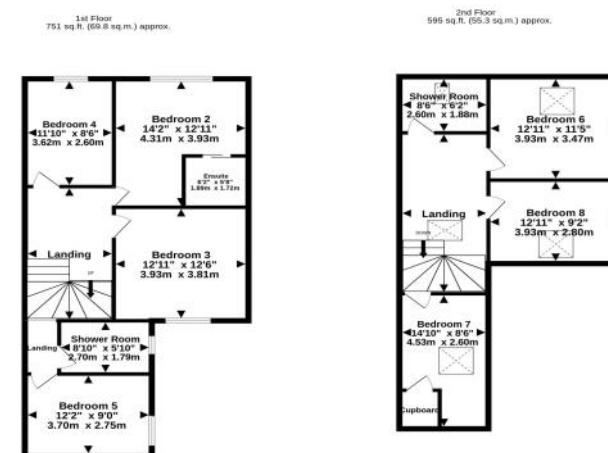
Mains electricity, gas, water & drainage.

VIEWING ARRANGEMENTS

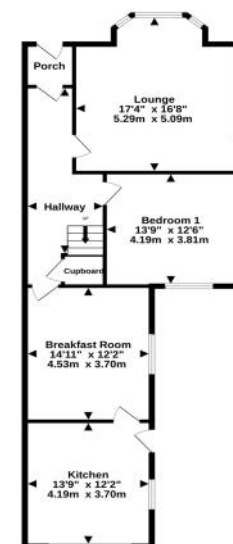
Through the selling agents, South West Property Centre Limited at their Stranraer office.
01776 706147

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.



Ground Floor
926 sq. ft. (86.0 sq. m.) approx.



TOTAL FLOOR AREA : 2272 sq.ft. (211.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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