

**FOR SALE**

9 LEWIS STREET,  
STRANRAER, DG9 7AB



An opportunity to acquire a semi-detached townhouse located just off the town centre of Stranraer. The property provides spacious family accommodation over three levels and benefits from an open plan dining kitchen, modern shower room, wood burning stove, uPVC double glazing (some new windows installed,) and gas fired central heating. The property has its own generous area of walled garden ground to the rear.

**ENTRANCE PORCH, HALLWAY, LOUNGE, DINING ROOM, KITCHEN, WC, 2 SHOWER ROOMS, 4 BEDROOMS, GARDEN**

**PRICE: Offers over £129,000 are invited**



Property Agents

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High profile town centre display

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& Mortgage Advice

**Charlotte Street  
Stranraer  
DG9 7ED**

**Tel: 01776 706147  
Fax: 01776 706890**

[www.swpc.co.uk](http://www.swpc.co.uk)



## DESCRIPTION:

The opportunity arises to acquire a traditional, semi-detached townhouse located within easy reach of the town centre and all major amenities.

Of traditional construction under a tile & felt roof, the property provides most spacious family accommodation over three levels and benefits from an open plan 'dining' kitchen, delightful shower room, wood burning stove, uPVC double glazing (some new windows installed,) and gas fired central heating. To the rear of the property there is generous area of walled garden.

As mentioned, the property is within easy walking distance of the town centre where all major amenities are to be found including supermarkets, healthcare, indoor leisure pool complex and schooling.

## PORCH:

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

## HALLWAY:

The hall provides access to almost all of the ground floor accommodation and staircase to the upper levels. Under stairs cupboard and CH radiator.



## LOUNGE:

A well-proportioned main lounge to the front with attractive period cornice, gas fire, display recess with cupboard below, TV point, and CH radiator.



## DINING ROOM:

A dining room laid out in an open plan basis with the kitchen. There is a stone fire surround housing a wood burning stove, cupboard housing the gas fired central heating boiler, display recess with cupboard below, and CH radiator.



## KITCHEN:

The kitchen is fitted with a range of floor and wall mounted units in a beech design with solid wood worktops incorporating an asterite sink with mixer. There is a gas hob, extractor hood, built-in oven, and plumbing for an automatic washing machine. Tiled flooring, pine ceiling, and recessed lighting.



**WC:**

Comprising a WHB and WC. CH radiator.



**Bedroom 1 image**



**SHOWER ROOM:**

A ground floor shower room comprising a shower cubicle with an electric shower. Heated towel rail.



**BEDROOM 2:**

A bedroom to the rear with CH radiator.



**SHOWER ROOM:**

The shower room is fitted with a WHB, WC, and shower cubicle with an electric shower. Heated towel rail.



**BEDROOM 3:**

A bedroom with bay window to the front, built-in wardrobes, and CH radiator.



**BEDROOM 1:**

A spacious bedroom to the front with display recess with cupboard below. CH radiator.

**BEDROOM 4:**

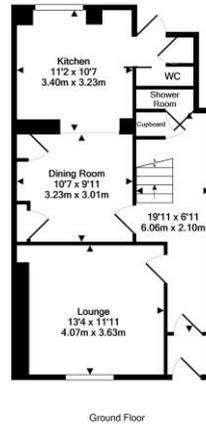
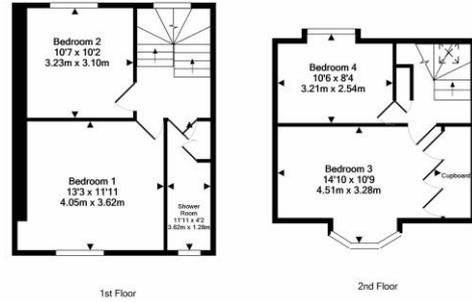
A bedroom to the rear with CH radiator.

## Bedroom 4 image



## GARDEN:

To the rear of the property there is a generous area of walled garden ground comprising a paved patio and area of lawn. There are two garden sheds.



Measurements are approximate. Not to scale. Illustrative purposes only.  
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**ENTRY:** Negotiable

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

**DETAILS PREPARED:** 17/03/2022

**COUNCIL TAX:** Band 'C'

**SERVICES:**

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

**OFFERS:**

All offers for the above property should be made in writing to

South West Property Centre, Charlotte Street,  
Stranraer, DG9 7ED.

Telephone (01776) 706147 Fax: (01776) 706890

[www.swpc.co.uk](http://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.