

FOR SALE

2 DALRYMPLE COURT STRANRAER, DG9 7HT



An immaculately presented mid-terraced property, located within easy reach of the town centre and all major amenities. The property has been extensively modernised and provides most comfortable and well-appointed accommodation over two floors. Splendid 'dining' kitchen, spacious main lounge, delightful bathroom, uPVC double glazing, gas fired central heating, and new external insulation & render. Viewing of this fine family home is to be thoroughly recommended. Parking facility to rear. This is an ideal opportunity for the first-time buyer to enter the market.

**HALLWAY, WC, LOUNGE, 'DINING' KITCHEN,
BATHROOM, 3 BEDROOMS, GARDEN**

PRICE: Offers over £90,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
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Independent Financial
& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED
Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Conveniently located within easy reach of all major amenities in and around the town centre, this is an immaculately presented mid-terraced villa which provides most comfortable and well-appointed accommodation over two floors.

The property is in excellent condition throughout and has undergone an extensive programme of modernisation in the recent past to include the installation of a splendid beech 'dining' kitchen, delightful bathroom, spacious main lounge, attractive internal finishings, uPVC double glazing, gas fired central heating, and new external insulation & render.

Of traditional construction under a tiled roof, it is ideally suited to family living or those requiring easy access to supermarkets, healthcare, indoor leisure pool complex, Stair Park and both secondary and primary schools.

There is ample car parking facility immediately to the rear and to the front there is an outlook over the small enclosed garden and further communal ground.

Viewing of this most conveniently located home is to be thoroughly recommended.

HALL:

Access to the property is by way of a modern uPVC glazed storm door. Understairs recess, CH radiator with screen cover and telephone point. Built-in cupboard housing the electric meter and new consumer unit.



WC: (Approx 0.7m – 1.5m)

A useful downstairs WC which has been fitted with WC and WHB.



LOUNGE: (Approx 5.4m – 3.6m)

This is a most comfortable room to the rear of the property with an outlook to the area of garden ground. There is a fireplace housing an electric fire. CH radiator, TV point and recessed lighting.



'DINING' KITCHEN: (Approx 2.7m – 4.73m)

The superb kitchen has been fitted with an extensive range of floor and wall mounted units in a beech design with high gloss granite style tops incorporating a one and a half bowl stainless steel sink unit with mixer. There is a 4-ring ceramic hob, cooker extractor hood, built-in oven, new integrated fridge / freezer, and automatic washing machine. The room is attractively panelled to dado rail height. Built-in cupboard, CH radiator, and archway with recessed lighting.



Further kitchen images



LANDING:

Access to the bedroom accommodation and bathroom. Smoke alarm and two built-in cupboards.



BATHROOM: (Approx 2.6m – 1.6m)

The bathroom has been fitted with a modern 3-piece bathroom suite in white comprising WC, WHB and bath. There is an electric shower in place over the bath with shower screen. Attractive wall tiles, tiled flooring, and CH radiator. There is a built-in cupboard housing the recently installed gas fired combi central heating boiler.

Bathroom images



BEDROOM 1: (Approx 3.2m – 3.8m)

A bedroom to the front with built-in wardrobe incorporating mirror fronted doors. CH radiator.



BEDROOM 2: (Approx 2.7m – 3.7m)

A bedroom to the rear with CH radiator.

Bedroom 2 image



BEDROOM 3: (Approx 2.1m – 2.8m)
A further bedroom front with CH radiator.



GARDEN:
The front garden is fully enclosed and comprises a small lawn and patio area. Rotary clothes dryer and wooden garden shed.



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix 62018

ENTRY: Negotiable

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

DETAILS PREPARED: 07/11/2022

COUNCIL TAX: Band 'B'

GENERAL:

All carpets, blinds, integrated kitchen appliances and garden shed are included in the sale price.

SERVICES:

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

OFFERS:

All offers for the above property should be made in writing to
South West Property Centre Ltd, Charlotte Street,
Stranraer, DG9 7ED.
Telephone (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.