



1 Ivy Place, Stranraer

Stranraer, DG9 8ER

PRICE: Offers Over £130,000 are invited

1 Ivy Place

Stranraer, Stranraer

All major amenities including supermarkets, healthcare, indoor leisure pool complex and schooling are located in and around the town centre a short distance away.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Located just off the town centre
- Only a short walk to Stranraer's seafront
- Benefits from a new roof
- Extensive original features including a sweeping staircase, cornice work, internal panel doors and architraves
- Large family home laid out over three levels
- Two en-suite bedrooms
- The property will benefit from a programme of renovation
- Enclosed south facing rear garden



1 Ivy Place

Stranraer, Stranraer

An opportunity has arisen to acquire a 7-bedroom end of terrace house, nestled just a stone's throw away from the town centre of Stranraer. Boasting a prime location, this property offers the best of both worlds with easy access to amenities and a short stroll to Stranraer's picturesque seafront.

Upon entering, you'll be greeted by a charming blend of old-world character. The house benefits from a brand new roof, ensuring peace of mind for its new owners. Inside, the property showcases extensive original features that add to its timeless charm. From the grand sweeping staircase to the intricate cornice work, internal panel doors, and architraves.

Spread across three levels, this large family home offers ample space for comfortable living. With two en-suite bedrooms, there's plenty of room for family members or guests to enjoy their own private retreats. While the property will benefit from a programme of renovation, the possibilities are endless for transforming this gem into a modern masterpiece with a touch of history. One of the standout features of this property is its enclosed south-facing rear garden, providing a secluded outdoor oasis for relaxing or entertaining.

With its proximity to the town centre and the seafront, this property offers not just a home, but a lifestyle. Explore local cafes, shops, and restaurants just moments away, or take leisurely walks along the shore to soak in the natural beauty of Stranraer.



Dining Room

A reception room to the front with splendid ceiling cornice and center rose.

Lounge

A further reception room to the front with a fire surround.

Kitchen

The kitchen is fitted with a range of floor and wall-mounted units. Gas cooker point.

Sitting Room

A sitting room to the rear which could also be used as a ground floor bedroom.

Landing

The split landing provides access to the first-floor accommodation.

Drawing Room

A spacious first-floor drawing room with a marble fire surround and attractive ceiling cornice.

Bathroom

The bathroom has been fitted with a coloured suite.

Shower Room

The shower room is fitted with a WHB, WC and shower cubicle.

Bedroom 1

A bedroom to the front with a WHB.

Bedroom 2

A bedroom to the rear.

Bedroom 3

A further bedroom to the rear with a WHB.



Landing

Providing access to the second-floor accommodation.

Bedroom 4

A bedroom to the front.

En-suite

Comprising a WHB, WC and shower cubicle.

Bedroom 5

A further bedroom to the front.

En-suite

Comprising a WHB, WC and shower cubicle.

Bedroom 6

A bedroom to the rear with a WHB.

Bedroom 7

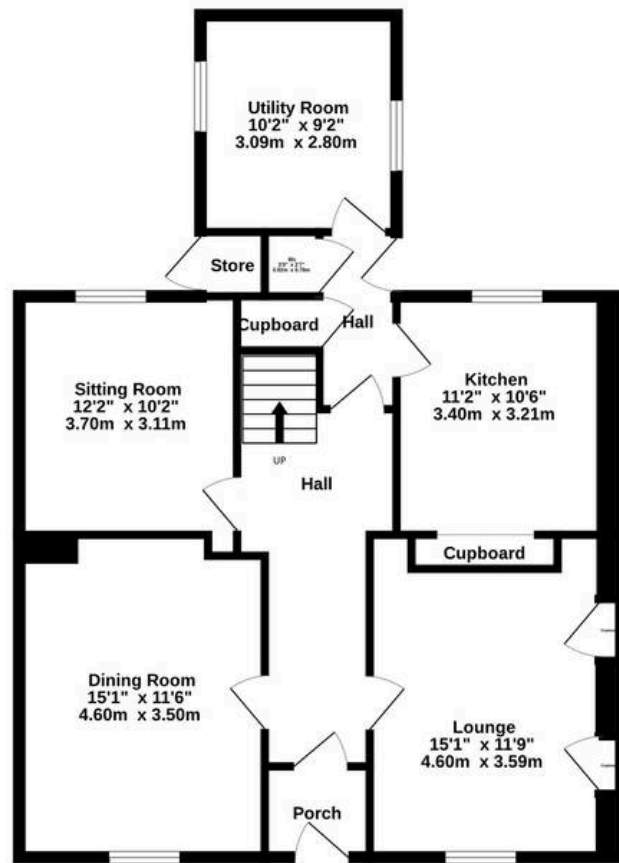
A further bedroom to the rear with a WHB.

Garden

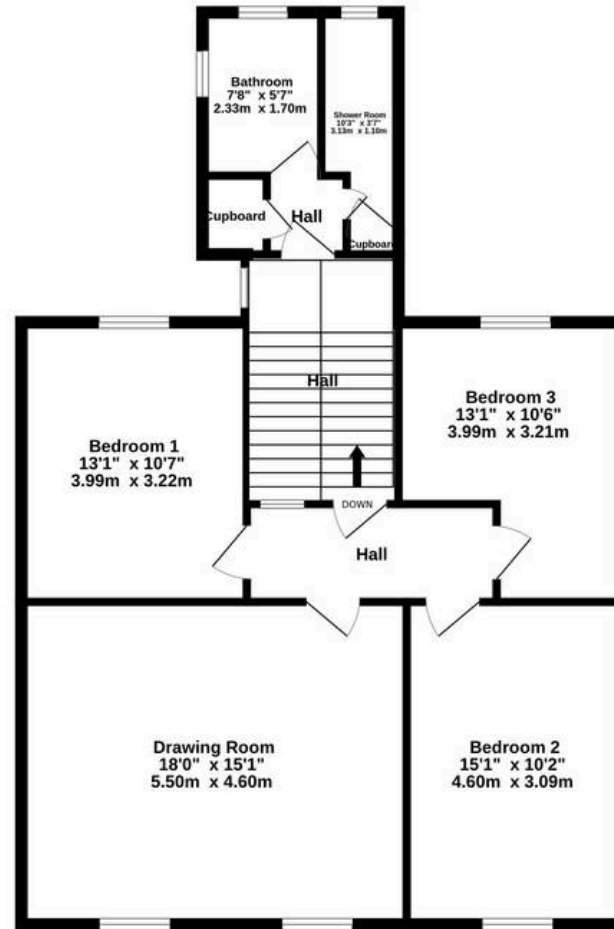
There is an area of walled, south-facing garden ground to the rear with a large stone-built outbuilding.



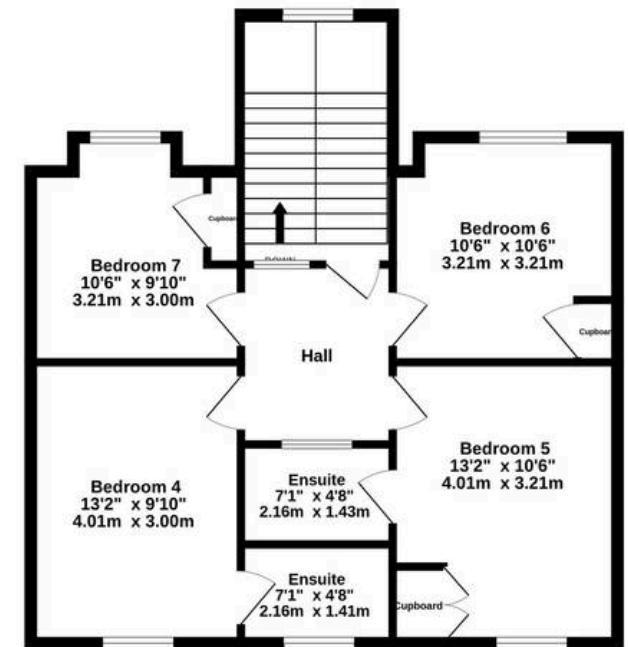
Ground Floor
840 sq.ft. (78.0 sq.m.) approx.



1st Floor
921 sq.ft. (85.5 sq.m.) approx.



2nd Floor
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 2442 sq.ft. (226.8 sq.m.) approx.
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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