



3 Dalrymple Terrace, Stranraer

Stranraer, DG9 7EX

PRICE: Offers Over £100,000 are invited

3 Dalrymple Terrace

Stranraer, Stranraer

Local amenities include a general store and access to the Loch Ryan shore while all major amenities are located in and around the town centre and include supermarkets, healthcare and indoor leisure pool complex. There is also a town centre transport service available from close by.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Substantial terraced townhouse
- Conveniently located
- Generous accommodation
- Enclosed garden grounds
- Gas fired central heating
- Detached garage
- Ground floor bathroom
- Three spacious double bedrooms
- Close to all amenities



3 Dalrymple Terrace

Stranraer, Stranraer

This substantial terraced townhouse presents a rare opportunity to acquire a 4-bedroom family home. Offering generous accommodation over four levels, this property boasts a convenient location with close proximity to all local amenities. The ground floor features a modern and spacious kitchen, a comfortable living room, and a convenient bathroom. Ascend the staircase to discover three generously proportioned double bedrooms, providing ample space for a growing family. With gas fired central heating ensuring warmth and comfort throughout, this property also benefits from enclosed garden grounds and a detached garage, adding further practicality and convenience to this appealing residence.

Stepping outside, the fully enclosed rear garden grounds offer a tranquil oasis in the heart of the bustling town. French door access leads to a concrete slab patio area, perfect for alfresco dining or entertaining guests. A charming stone wall surrounds the patio, creating a sense of privacy and seclusion. Follow the steps up to the well-maintained lawn area, dotted with colourful shrubbery and hedges, providing a delightful backdrop for outdoor relaxation. A pathway leads to the detached garage, offering additional storage. This delightful outdoor space is the perfect place to unwind and enjoy the fresh air, making it an ideal setting for families or those who appreciate outdoor living.



Hallway

Front entrance leading into spacious hallway providing access to full ground floor living accommodation as well as stairs giving access to upper level accommodation. Under stair storage as well as central heating radiator.

Lounge

Generous sized lounge on the ground floor with three double glazed windows to the front, feature gas fire with generous built in storage and display recess. Central heating radiator as well as access to breakfast room leading to dining kitchen.

Breakfast room

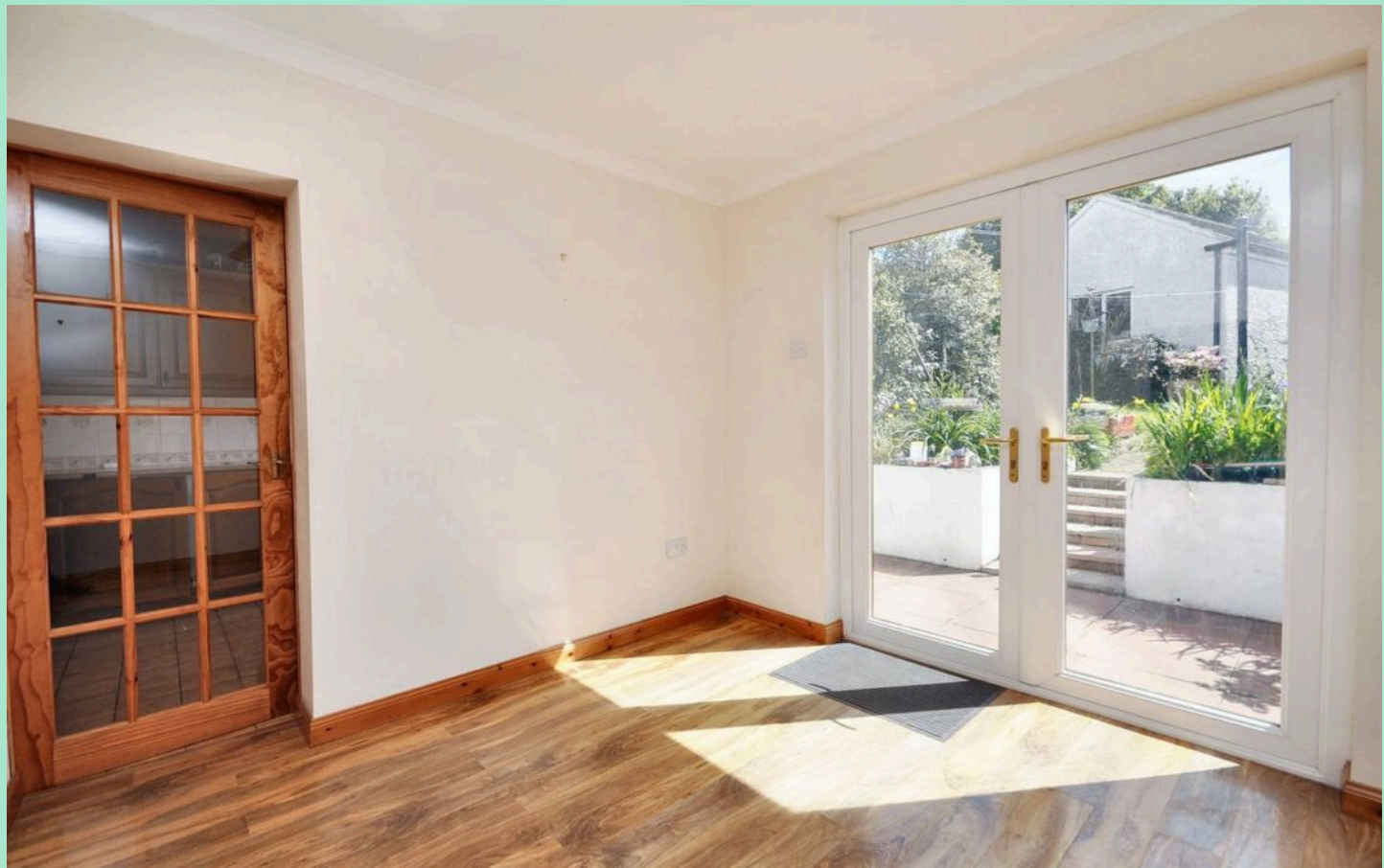
Accessed off lounge leading through into dining kitchen, a well proportioned breakfast room with central heating radiator.

Kitchen

Spacious dining kitchen towards rear of property, fully fitted with both floor and wall mounted units. Stainless steel sink with mixer tap as well as large double glazed window providing rear outlook over garden grounds. Access to rear dining room also.

Dining Room

To rear of property as part of the extension, a bright and spacious dining room with UPVC French doors giving rear outside access to garden grounds as well as having direct access to kitchen. Central heating radiator as well as double glazed window for ground floor bathroom.



Bathroom

Ground floor bathroom comprising of mains shower over bath with tiled walls as well as separate toilet and WHB with double glazed window to rear allowing for natural light.

Upper lounge

On the first floor, a bright and spacious upper lounge with feature gas fire as well as two double glazed windows to the front as well as one to the rear. Central heating radiator as well as TV point.

Box Room

On the first floor, a well proportioned box room/ study with large double glazed window as well central heating radiator and access to central heating boiler.

Bedroom

Spacious double bedroom on the second floor with large double glazed window providing rear outlook as well as central heating radiator.

Bedroom

Spacious double bedroom on second floor with large double glazed window providing front outlook as well as central heating radiator. Feature gas fire also.

Bedroom

Well proportioned bedroom/study on the second floor with large double glazed window providing front outlook as well as central heating radiator.

Landing

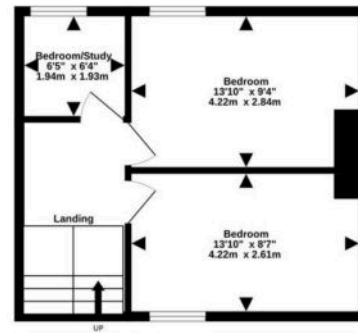
Top floor landing giving access to upper level bedroom with Velux window providing natural light.

Bedroom

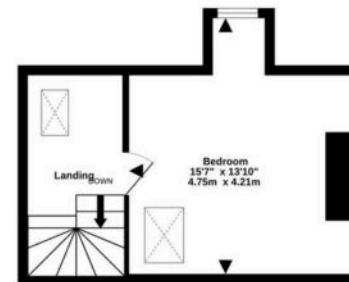
Spacious top floor double bedroom with central heating radiator as well as double glazed dormer window to front and Velux window to the rear making a bright and spacious bedroom.



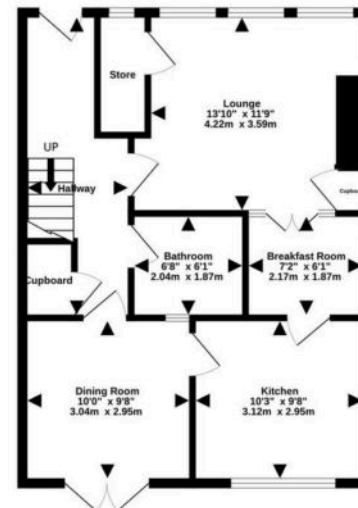
2nd Floor
354 sq.ft. (32.9 sq.m.) approx.



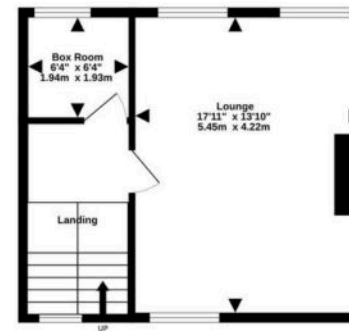
3rd Floor
246 sq.ft. (22.8 sq.m.) approx.



Ground Floor
549 sq.ft. (51.0 sq.m.) approx.



1st Floor
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 1502 sq.ft. (139.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Garden

Fully enclosed rear garden grounds comprising of French door access to concrete slab patio area with stone wall containing planting borders and steps leading up to maintained lawn area with surrounding hedges and shrubbery. Pathway leading to detached garage to the rear also as well as rear gate access.

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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