



7 Burnside Terrace, Stranraer

DG9 8HH

PRICE: Offers Over £115,000 are invited.

7 Burnside Terrace

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 closeby.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- A well-presented terraced villa
- Located only a short walk from Primary & Secondary Schooling
- In excellent condition throughout
- Well-proportioned family accommodation over two levels
- Contemporary fitted kitchen
- Well-appointed shower room
- Gas central heating and uPVC double glazing
- New external insulation and a new tiled roof
- Easily maintained garden ground
- Off-road parking



7 Burnside Terrace

This well – presented three-bedroom terraced villa offers a superb opportunity for families and discerning buyers seeking a home in a convenient location. Set just a short walk from both primary and secondary schooling, the property is thoughtfully arranged over two spacious levels, providing well-proportioned accommodation that is both practical and inviting. The welcoming entrance leads to a bright lounge, ideal for relaxing or entertaining, while the contemporary fitted kitchen is finished to a high standard, featuring ample workspace and stylish cabinetry. Upstairs, three generous bedrooms provide comfortable retreats, complemented by a well-appointed modern shower room. The home benefits from gas central heating and uPVC double glazing, ensuring year-round comfort. Recent upgrades include a new tiled roof and external insulation, further enhancing the property's appeal and efficiency.

Outside, the property is set within its own area of attractively landscaped, low-maintenance garden ground. The front garden is designed for ease of upkeep, predominantly laid out in monobloc paving to provide convenient off-road parking, with neat gravel borders and a low-level boundary wall adding a touch of kerb appeal. To the rear, the enclosed garden is a tranquil haven, featuring a paved patio ideal for outdoor dining, quartz gravel, and colourful shrub borders that add vibrancy and charm. This peaceful space enjoys an open aspect with delightful views over neighbouring farmland. A wooden garden shed, included in the sale, provides useful storage for tools and outdoor equipment.



Entrance Porch

The property is accessed by way of a sliding patio door. There is a uPVC interior door leading to the hallway.

Hallway

The hallway provides access to the ground floor accommodation and the staircase to the first floor. CH radiator and laminate flooring.

Lounge

A main lounge to the front with a wooden fire surround housing an electric fire. CH radiator and a TV point.

Dining Room

A dining room to the rear, laid out in an open plan basis with the lounge. CH radiator.

Kitchen

The kitchen is fitted with a range of contemporary floor and wall-mounted units with granite-style worktops incorporating a stainless steel sink. There is a ceramic hob, a built-in oven and plumbing for an automatic washing machine. CH radiator.

Shower Room

The shower room is fitted with a modern suite in white comprising a WHB, WC and large vinyl panelled shower cubicle with a mains shower. Ceramic wall tiles and a CH radiator.

Bedroom 1

A bedroom to the front with built-in wardrobes, CH radiator and a TV point.

Bedroom 2

A bedroom to the rear with a built-in wardrobe, CH radiator and a TV point.

Bedroom 3

A further bedroom to the front with a built-in wardrobe, CH radiator and a TV point.



GARDEN

The property is set within its own area of low-maintenance garden ground. The front is mainly laid out in monobloc paving for off-road parking. There are gravel borders and a low-level boundary wall. The enclosed rear garden comprises a paved patio, quartz gravel and colourful shrub borders. From the rear garden, there is a view over farmland. The wooden garden shed is included in the sale.

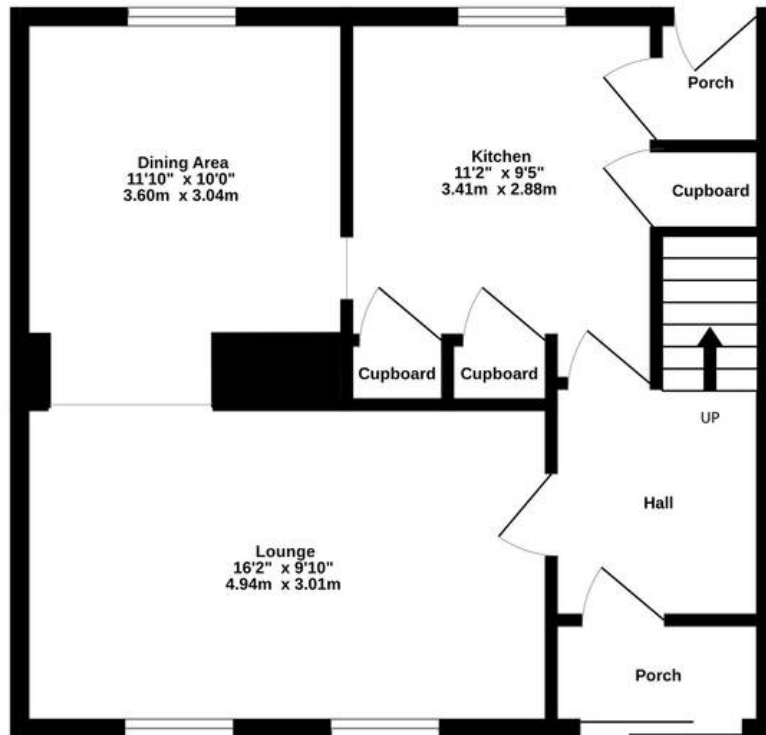
OFF STREET

1 Parking Space

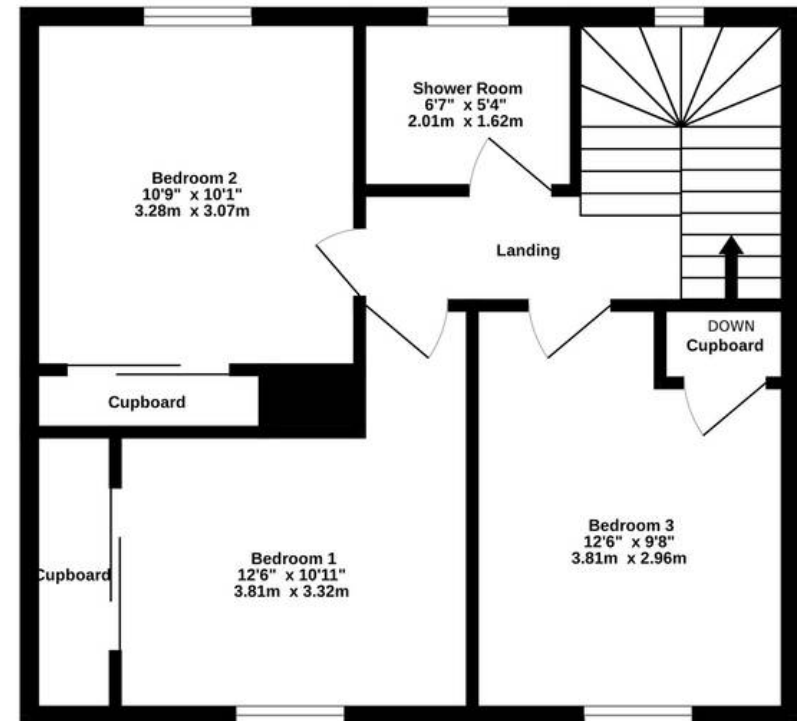
Dedicated off-street parking to the front of the property.



Ground Floor
483 sq.ft. (44.9 sq.m.) approx.



1st Floor
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 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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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.