

SWPC
south west property centre

17 Sun Street, Stranraer

Stranraer

PRICE REDUCTION: Guide Price - £180,000

17 Sun Street

Stranraer

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.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- A substantial townhouse
- Located just off the town centre and only a short distance from most amenities
- Well-proportioned family accommodation over two levels
- Large shaker design kitchen
- Ground floor shower room and a 1st floor family bathroom
- Period internal woodwork, some original ceiling cornice and picture rails
- Gas central heating, a wood-burning stove and double glazing
- Secluded garden grounds
- A detached garage to the rear



Presenting a substantial five-bedroom detached townhouse, this impressive residence offers refined living just off the town centre, placing a wealth of amenities within easy reach. The well-proportioned family accommodation is thoughtfully arranged over two levels, exuding a sense of space and comfort throughout. Upon entry, you are greeted by period internal woodwork, original ceiling cornice, and picture rails, all of which blend seamlessly with modern touches to create a home of both character and practicality. The expansive kitchen is perfectly suited for family gatherings and entertaining, while the inviting living spaces are enhanced by a wood-burning stove, ideal for cosy evenings. The property benefits from gas central heating and double glazing, ensuring year-round comfort. Convenience is further provided by a ground floor shower room and a spacious first floor family bathroom, making this home as functional as it is charming.

The property is set amidst its own generous and secluded garden grounds, providing a tranquil retreat in the heart of town. The front garden is laid to lawn, framed by a low-level wall and classic wrought-iron railings, creating an attractive approach to the home. To the rear, an enclosed south-facing garden offers a wonderful blend of a monobloc patio, a well-sized lawn, and mature trees, delivering a private outdoor sanctuary for relaxation or entertaining. While some areas of the garden would benefit from landscaping, the potential to create a bespoke outdoor haven is clear. Completing the external features is a detached garage positioned to the rear of the property, equipped with a roller door, a service door leading directly to the garden, as well as power and lighting. This is a rare opportunity to acquire a distinguished family home with generous indoor and outdoor living spaces, all within a sought-after town centre location.

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Hallway
The property is accessed by way of an original wooden storm door leading to a glazed interior door. The wide and welcoming hallway gives access to almost all of the ground floor accommodation and the new oak spindle-and-rail staircase to the first floor. Under-stairs cupboard, laminate flooring and a CH radiator.

Lounge
A spacious main lounge to the front featuring an ornate fire surround housing a wood-burning stove. Period cornice, a picture rail, a CH radiator and a TV point.

Sitting Room
A further reception room to the front with period cornice, a picture rail and a CH radiator.

Dining Room
A well-proportioned dining room to the rear overlooking the garden. Laminate flooring and a CH radiator.

Study/5th Bedroom
A further reception room to the rear, ideally suited as a study or as a ground floor bedroom if required. CH radiator.

Kitchen
The kitchen is fitted with a range of shaker-design floor and wall-mounted units with woodgrain-style worktops incorporating a stainless steel sink. There is an electric cooker point, tiled flooring and recessed spotlights.

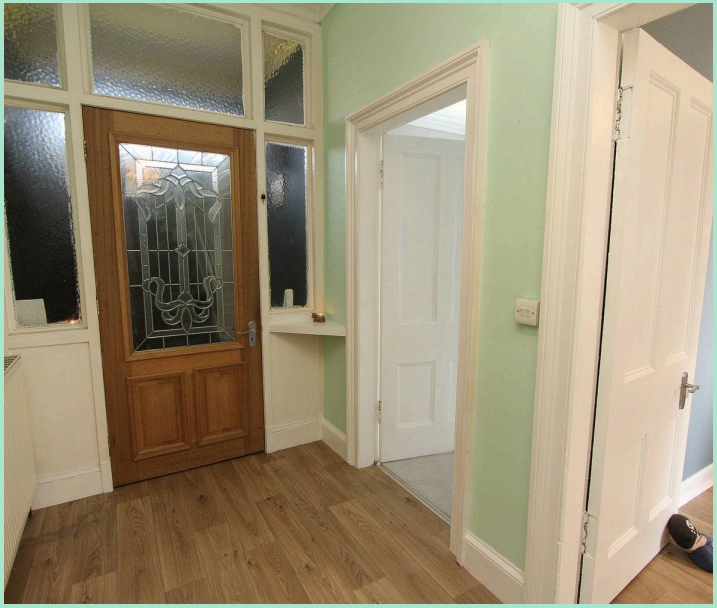
Utility Room
The utility room has plumbing for an automatic washing machine. The gas central heating boiler is located here.

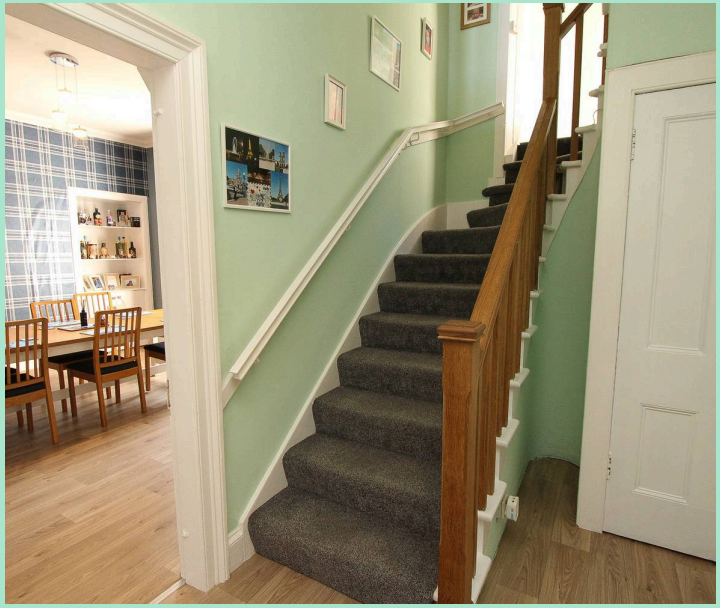
Shower Room
A useful ground floor shower room fitted with a WHB, WC and a shower cubicle with an electric shower.

Landing
The split-level landing gives access to the family bathroom and the bedrooms.

Bathroom







GARDEN

The property is set amidst its own generous area of secluded garden ground. The front has been laid out to lawn and is set within a low-level wall with wrought-iron railings. The enclosed south-facing rear garden is comprised of a monobloc patio, an area of lawn and some mature trees. Parts of the garden ground will require some landscaping.

GARAGE

Single Garage

A detached garage to the rear of the property. Roller door to the front, service door to the garden, power and lighting.

OFF STREET

DRIVEWAY



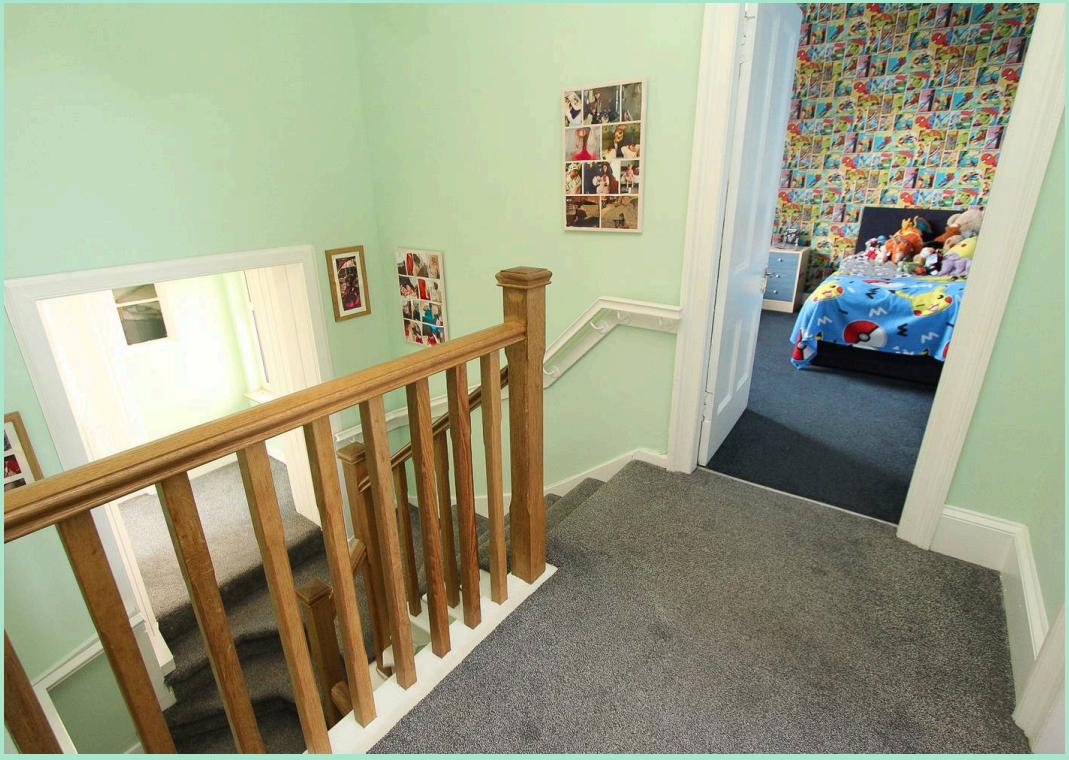






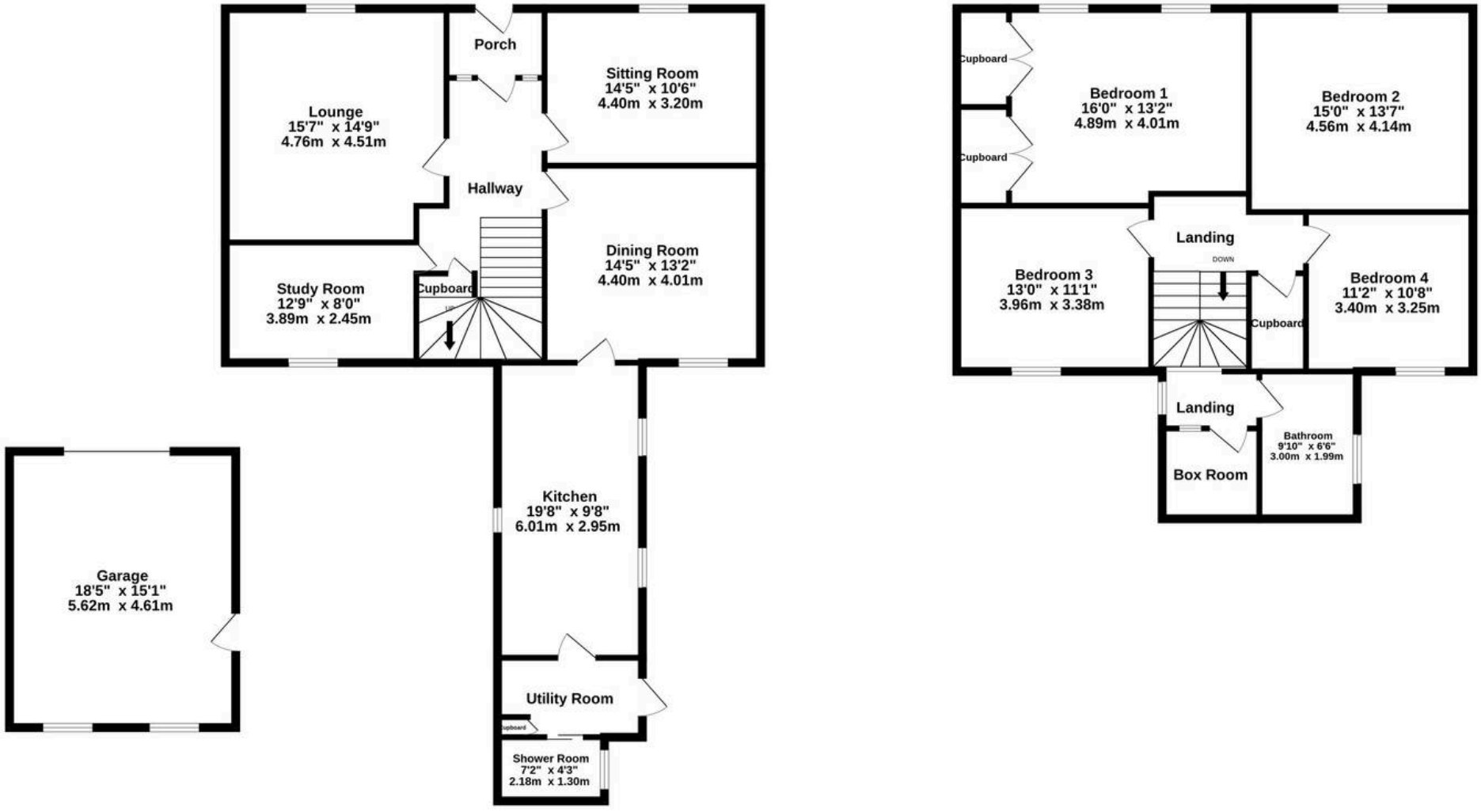






Ground Floor
1397 sq.ft. (129.8 sq.m.) approx.

1st Floor
964 sq.ft. (89.6 sq.m.) approx.



TOTAL FLOOR AREA : 2362 sq.ft. (219.4 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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The Property Ombudsman

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.