



**SOLICITORS & ESTATE AGENTS
4/6 SOUTH STRAND STREET
STRANRAER DG9 7JW**

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**4 WINDSOR TERRACE,
STRANRAER,
DG9 7DS**

**VERY SUBSTANTIAL VICTORIAN TERRACED TOWNHOUSE IN
CENTRAL LOCATION**

MANY PERIOD FEATURES TO ADMIRE

FULL DOUBLE GLAZING, GAS CENTRAL HEATING

**ACCOMMODATION COMPRISES – VESTIBULE, HALL/STAIR,
LOUNGE, DINING ROOM (or BEDROOM), KITCHEN, STAIRCASE
WITH W.C. & SEPARATE SHOWER-ROOM AT MEZZANINE LEVEL,
3 SINGLE BEDROOMS (1 WITH EN-SUITE) & 3 DOUBLE
BEDROOMS (2 WITH EN-SUITES)**

ENCLOSED GARDENS TO FRONT & REAR

OFFERS OVER £125,000

DESCRIPTION

4 Windsor Terrace offers and excellent opportunity to acquire a very substantial and spacious family home at a modest price. The property will require some upgrading as is reflected in the valuation but with a little imagination, could be adapted into an enviable property.

The house is centrally located and within easy walking distance of Stranraer Town Centre where all amenities exist to include a good range of shops, supermarkets, Banks, etc. as well as education and recreational facilities.

Early viewing of this desirable property is highly recommended.

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ACCOMMODATION

VESTIBULE:

uPVC double glazed front door (wood effect) opens to vestibule with tiled floor. Wood panelling to dado height. Fifteen pane timber/glazed door opens on to the hall/stair with wood effect flooring.

LOUNGE: (19' x 15'7")

Very spacious public room incorporating bay window. Living Flame gas fire in marble effect hearth with wooden mantle. Attractive cornice work.



DINING ROOM (or BEDROOM): (13' x 12')

Bright attractive space to the rear of the property with fire place. Alcove cupboard. Window overlooking the rear garden.

BREAKFAST ROOM: (12' x 12'7")

With pine lined ceiling. 2 large wall cupboards. Communicating door with kitchen.

KITCHEN: (13' x 9'3")

Galley style kitchen to the rear of the property with vinyl flooring. A good range of modern fitted units, both base and wall mounted with antique oak doors. Gas central heating boiler. Stainless steel sink with single drainer. Pine lined ceiling. Gas hob and electric oven. Tiled splashbacks. uPVC rear door to rear garden.



MEZZANINE LEVEL

With separate w.c. with white suite. Shower-room. Large cupboard with hot water cylinder.

BEDROOM 1 or STUDY: (7'10" x 7'3")

Single bedroom with wood panelling to dado height.

FIRST FLOOR

BEDROOM 2: (12' x 7')

Single bedroom overlooking the front garden.

BEDROOM 3: (15'6" x 13'6" at maximum)

Double bedroom including an en-suite bathroom with shower over bath and pine lined ceiling.

BEDROOM 4: (12'4" x 11')

Rear facing double bedroom with en-suite shower-room.

ATTIC LEVEL

BEDROOM 5: (10' x 8')

Rear facing single bedroom with Velux window and en-suite w.c. Part coombed.

BEDROOM 6: (14' x 11'6")

Front facing double bedroom with dormer window. Part coombed.

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OUTSIDE

Enclosed front and rear gardens. Front garden with attractive low brick wall with metal railings/gate.

SERVICES:

Mains electricity, gas, water and drainage.

COUNCIL TAX:

Band "D".

ENTRY:

By negotiation.

VIEWING:

Strictly by appointment only through Rankin & Aitken.

PRICE:

Offers over £125,000 are invited.

OFFERS

All Offers for the above property should be made in writing to:

**RANKIN & AITKEN,
4/6 SOUTH STRAND STREET,
STRANRAER, DG9 7JW.**

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The aforementioned particulars have been prepared for the general assistance of enquirers. While every care has been taken to ensure accuracy, no warranties are given. Interested parties should satisfy themselves on all essentials, and will be held to have done so. Where measurements are given, these are approximate only.