



**WHITEHOUSE**

WHITEHOUSE ROAD, STRANRAER



# WHITEHOUSE, WHITEHOUSE ROAD, STRANRAER

An exceptional detached family home with Art Deco design and stunning views over Loch Ryan.

Newton Stewart 26 miles ■ Ayr 51 miles ■ Dumfries 73 miles

- 3 Reception Rooms
- 5 Bedrooms - all en-suite
- Spacious living accommodation
- Art Deco features throughout
- Double Garage and ample parking
- Expansive mature gardens with far reaching views

**Galbraith**

Castle Douglas  
01556 505346  
castledouglas@galbraithgroup.com

 OnTheMarket





Sitting Room



Sitting Room

### SITUATION

Whitehouse is situated in an elevated position within the town of Stranraer enjoying breath-taking views over Loch Ryan, a Scottish sea loch which acts as an important natural harbour for shipping, providing calm waters for ferries operating between Scotland and Northern Ireland. Stranraer has a marina located at the southern end of Loch Ryan, and hosts an annual Oyster Festival annually to promote the wonderful Loch Ryan oysters and other local food and drink. The town benefits from a secondary school, primary schools, hospital (Galloway Community Hospital), supermarkets, shops, offices, hotels, restaurants, and the Ryan Leisure Centre and Theatre.

Both curling and horse riding are very popular in the area, nearby Stranraer & District Riding Club offers training and holds regular events, and curling is available at the North West Castle, Stranraer. There are also numerous golf courses nearby including Stranraer Golf Club at Creachmore, Dunskey at Portpatrick and is only 35 miles to the famous Turnberry Golf Club.

Communications in the area are good, there is a regular bus service and trains to Ayr and Glasgow are available from the station in Stranraer. The Port of Cairnryan is just over 6 miles from Stranraer and two ferry operators run passenger and freight services to Northern Ireland both Larne & Belfast.

### DESCRIPTION

Whitehouse is a prestigious, detached property within an elevated position in a highly desirable area of Stranraer. This Art Deco style property has retained many of the original features throughout including the stunning Art Deco front door with stained glass. The property has been thoughtfully renovated and improved with a new extension which provides stunning views.

Whitehouse offers spacious accommodation over two floors with a modern yet traditional open plan dining kitchen with living area and separate utility/laundry room. The living room and lounge have ornate Art Deco fire places and surrounds and with fully working open fires.

All five bedrooms have en-suite facilities with the master bedroom boasting a dressing room and bathroom with a Jacuzzi style bath and separate shower.

Whitehouse offers the best of both worlds occupying a site with the town and close to many amenities yet enjoying far reaching coastal views typical of a more rural location.

The current owners are building a house in the adjacent plot which is indicated within the site plan and shaded in blue.

### ACCOMMODATION

**Ground Floor:** Sitting Room, Living Room, Dining Kitchen with Living Area, Utility Room, WC, Bedroom 5 with en-suite Shower Room.

**First Floor:** Master Bedroom with en-suite Bathroom and Dressing Room, Bedroom 2, Bedroom 3, Bedroom 4, all with en-suite Shower Rooms, Office.

Living Room



Living Room



### GARDEN

Whitehouse is set within generous, mature and landscaped gardens with seating and decked areas with hot tub which allows for you to relax and take in the outstanding views. There is a large sweeping driveway with ample off road parking and also a garage/games room measuring 14.48m x 6.85m. Above the garage there is the potential to cover the space to form a 1 bedroom flat. There has previously been planning permission granted for this which has since lapsed.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Whitehouse	Mains	Mains	Mains	Freehold	Mains Gas	Band G	D72

### DIRECTIONS

In Stranraer turn right on to Whitehouse Road from Leswalt High Road, continue to the top of the road and Whitehouse is directly in front of you.

### POST CODE

DG9 0JB

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: sparkles.remix.forklift

### SOLICITORS

Nicol Harvey & Pearce  
31 Lewis Street  
Stranraer  
DG9 7AB

Tel: 01776 707111

### LOCAL AUTHORITY

Dumfries & Galloway Council  
Carruthers House,  
English Street,  
Dumfries DG1 2DD  
T: 0303 333 3000

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### VIEWINGS

Strictly by appointment with the Selling Agents.



Master Bedroom



Master Bedroom



Master Bedroom En-suite



Master Bedroom En-suite



Bedroom 2



Bedroom 2 En-suite



Bedroom 3



Bedroom 3 En-suite





Bedroom 4



Bedroom 4 En-suite



Bedroom 5



Bedroom 5 En-suite



### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered

### MORTGAGE FINANCE

Galbraith has an alliance with FOX Private Finance, a brokerage with a bespoke approach to funding. Through their relationships with retail, commercial and private banks they can assist with securing a mortgage to suit your circumstances. For further information please contact Matthew Griffiths, based in their Edinburgh office, on 0131 510 9251 Email: [mg@foxprivatefinance.com](mailto:mg@foxprivatefinance.com)

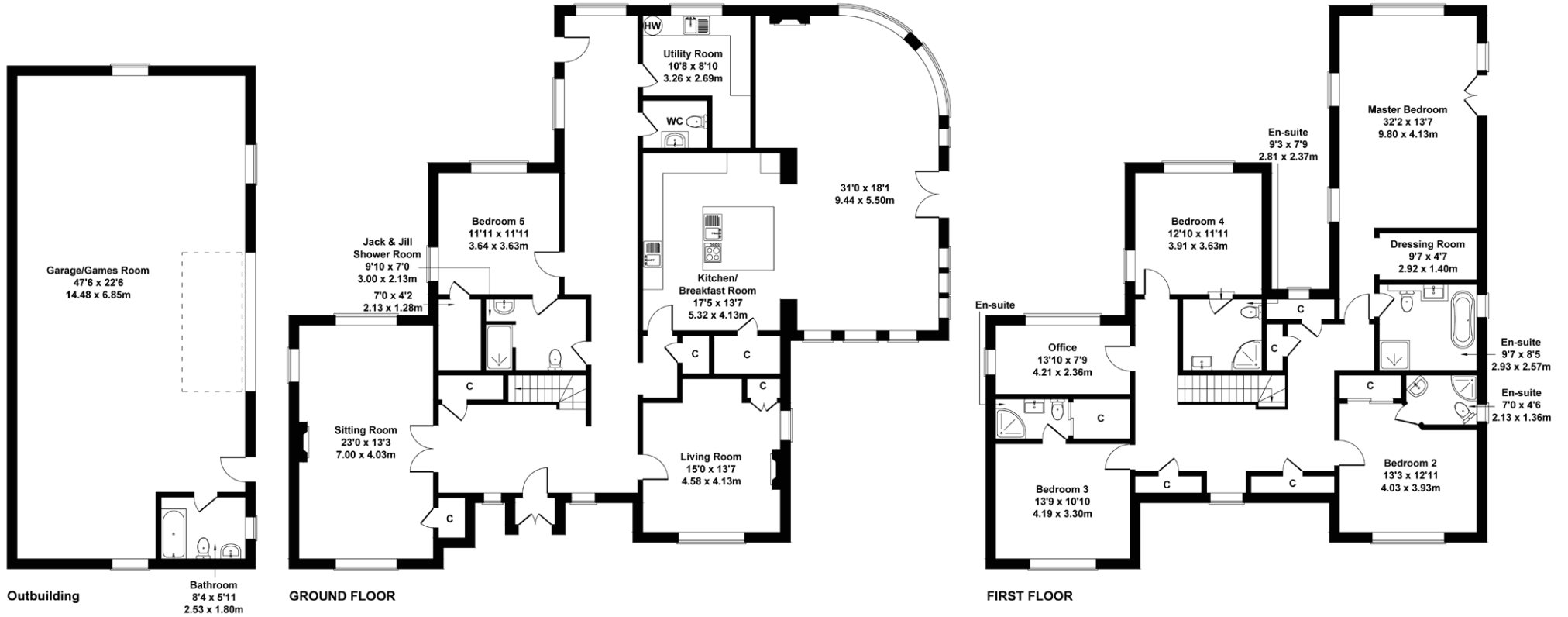
### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in September 2022.



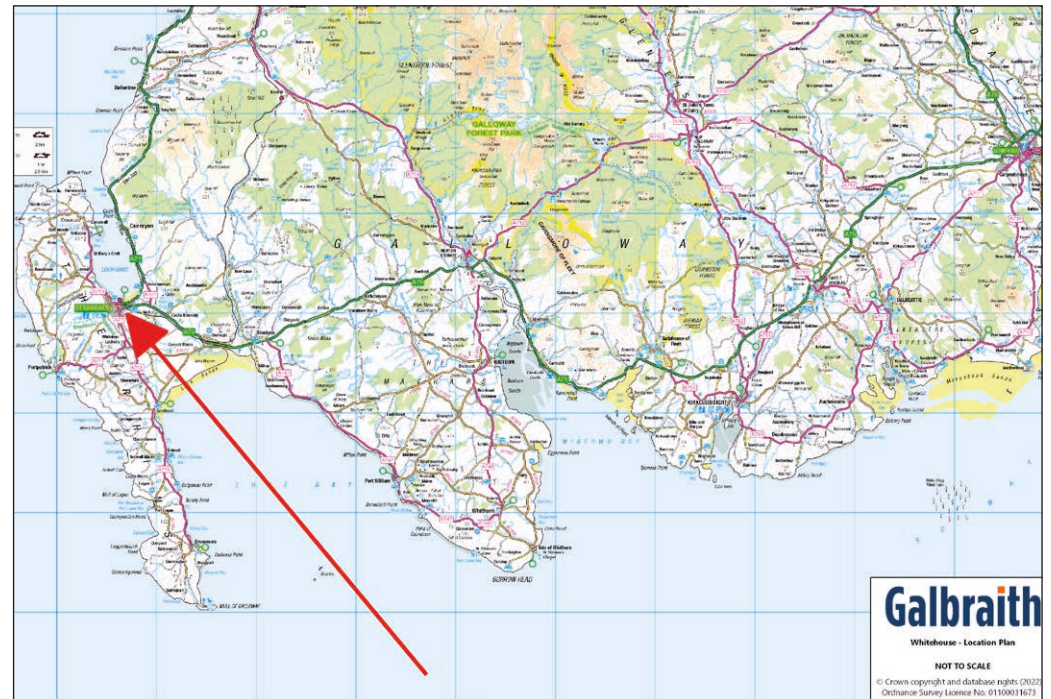
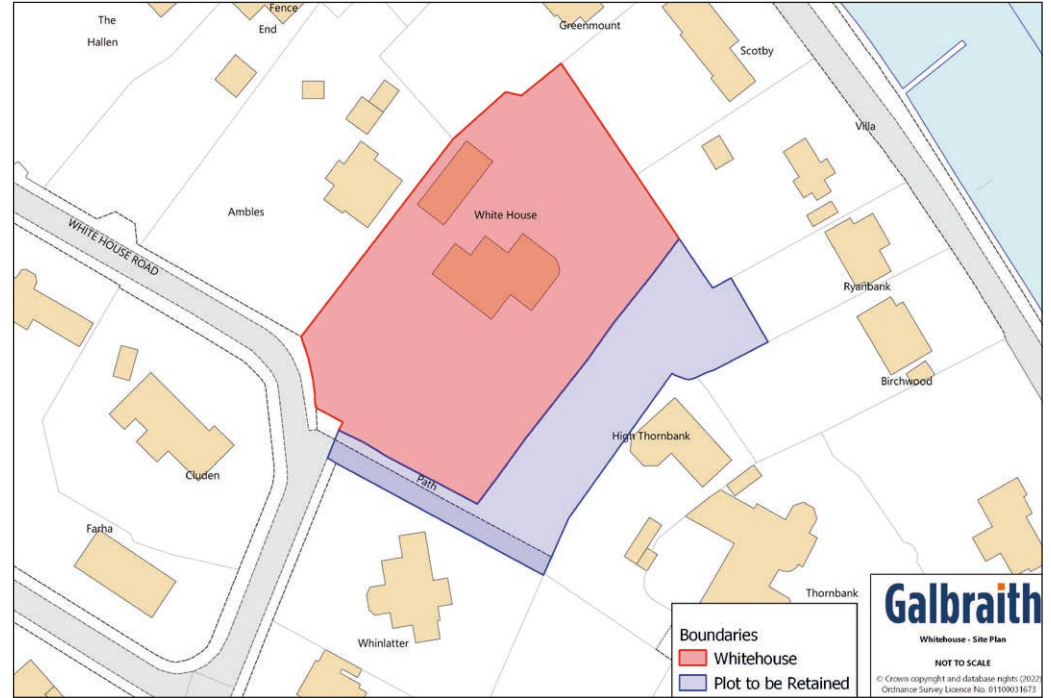
# Whitehouse, Whitehouse Road, Stranraer, DG8 0JB

Approximate Gross Internal Area  
4844 sq ft - 450 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022





**Galbraith**



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