



The Moorings

The Moorings, Broadstone Road, Stranraer, Dumfries and Galloway, DG9 0EX

Galbraith

A striking American Art Deco style property on the edge of Loch Ryan with panoramic views from Stranraer Marina, across to Cairnryan and up towards the Ailsa Craig and Mull of Kintyre.



Newton Stewart 26 miles Ayr 51 miles Dumfries 73 miles



 4  2  4

4 reception rooms. 4 bedrooms (1 en-suite)
Two bedrooms with balconies opening to the views.
Breakfast Room opening to patio
Original Art Deco features throughout
Integral garage
Two gated driveways with parking for vehicles/boat
A slipway across the road.
Well maintained garden

Offers Over £525,000



Description

The Moorings is an exceptional American Art Deco style property, built in 1936, A fine example of its type with flat roofs, curved edges, first floor balconies and wood finishings throughout retained, including the original wooden door between the entrance porch and the main hall. The Moorings features in The Scottish Thirties book, providing an introduction to architecture, published in 1987. The property has been meticulously and thoughtfully well maintained over the years, the principal rooms to the front elevation are beautifully appointed and well-lit, with natural light reflecting the stunning setting.

Double arched front doors open in to the entrance porch, with access to a modern WC/Cloakroom and the main hall where two vibrant stained glass windows illuminate the space. The well-equipped kitchen, designed by Newcastle Furniture Company, has a commercial sink with insinkerator and a range of integrated appliances. A gas Aga with two hot plates provides the primary cooking source, in addition to a two-ring electric hob. A central island with granite work top also houses an integrated self-cleaning combination oven/microwave and a water filtration system. The kitchen has a tiled floor with underfloor heating. Being open plan to the breakfast room, providing a delightful reception and entertaining space. This double aspect room has French doors opening to the patio and views over the Loch to the front. The windows and doors are fitted with electric internal integrated blinds, the blinds are solar powered and battery storage allows continued use.

The accommodation offers a fine balance of reception and entertaining space on the first-floor level. The charming music room has a gas fire set within an archway on a recessed wall, wooden flooring and a window overlooking the garden.



Continued...

The dining room is a fine entertaining space with a picture window framing the breathtaking views and capturing the variation across all seasons. An integrated gas fire provides a focal point in the room and extra warmth, if required, when entertaining guests. Continuing through to the spacious triple aspect sitting room, with a wood burning stove, garden views and double doors to the conservatory, offering exceptional panoramic sea views, with a flooding of natural light throughout daylight hours. A door opens from the conservatory to the garden adjacent.

An Art Deco style staircase leads to the second floor, with four bedrooms and a family bathroom. The spacious master bedroom opens out to a balcony, a peaceful place to relax and unwind and to absorb the views from sunrise to sunset. The en-suite shower room has a vanity unit with twin sinks, and a shower unit. Bedroom 2 has a window overlooking the balcony next door, views across the Bay and a fitted cupboard and Bedroom 3 access to a balcony and a fitted cupboard.

The modern family bathroom with both a bath and shower is tiled throughout and filled with natural light. Bedroom 4 completes the accommodation, overlooking the garden behind, with a fitted wardrobe and a walk in airing cupboard next door.

The Moorings has gas central heating with hive, the boiler is situated externally in the 'boiler house' behind the kitchen.

This warm, welcoming family home is a stunning town residence, offering the best of both worlds, close proximity to amenities and schools with the space and views of a country setting.





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. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 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. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in 27/02/2025.

ANTI MONEY LAUNDERING (AML) REGULATIONS:

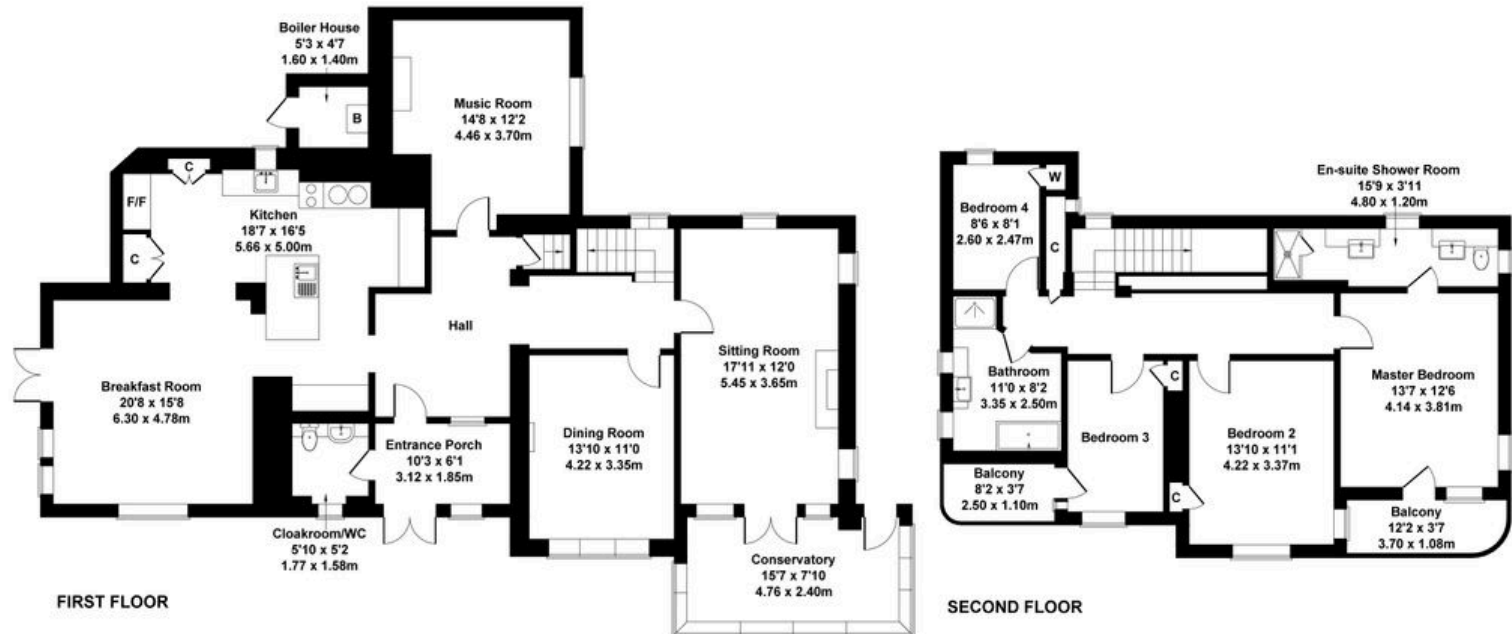
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.

Plans

Total Area: 2099 sq ft - 195 sq m

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Approximate Gross Internal Area
2605 sq ft - 242 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. 2025

Viewings

Strictly by appointment with Galbraith Castle Douglas Tel: 01556 505346 Email: castledouglas@galbraithgroup.com



Listing

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Tenure

Freehold

Local Authority

Dumfries & Galloway Council

Council Tax

F

EPC

D



Services

Water

Mains

Electricity

Mains

Drainage

Mains

Central Heating

Gas Central Heating

Internet

Superfast Broadband



Additional Information

DIRECTIONS

In Stranraer travel on the A717 along Market Street on to Sheuchan Street and continue until Broadstone Road is signposted on your right. The Moorings is approximately 0.3 miles along this road on the left.



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