



2 John Simpson Drive, Stranraer

PRICE: Offers Over £85,000 are invited

2 John Simpson Drive

Stranraer

Local amenities include 2 general stores, 2 primary schools, a sports centre, a theatre and a supermarket. In contrast, all other major amenities are located in and around the town centre, including supermarkets, healthcare, and a secondary school.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- An extended semi-detached villa
- Located on a short distance from most major amenities
- In excellent condition throughout
- Splendid contemporary kitchen
- Well-appointed shower room
- Gas central heating & new uPVC double glazing
- New external insulation
- Spacious family accommodation over two levels
- Low maintenance garden ground
- Ample off-road parking



2 John Simpson Drive

Stranraer

This will require to be **cash purchase only**, this property is **not mortgagable**.

An impressive three-bedroom semi-detached villa offering spacious and versatile family accommodation arranged over two well-proportioned levels. Beautifully maintained and presented in excellent condition throughout, the property has benefited from a thoughtful extension and a host of modern upgrades. The splendid contemporary kitchen, expertly fitted with quality appliances and attractive cabinetry, ideal for both every-day family life and entertaining. The bright and airy lounge provides a relaxing retreat, while the well-appointed shower room features modern fixtures and a stylish finish. Further highlights include gas central heating, new uPVC double glazing for enhanced energy efficiency, and recently installed external insulation, ensuring comfort and cost-effectiveness year-round. Each of the three bedrooms is generously sized, offering flexible space for family, guests, or a home office. This home is conveniently situated just a short distance from most major amenities, making it the perfect choice for those seeking both practicality and style.



The property is complemented by its own surrounding garden ground, thoughtfully designed for ease of maintenance. The front, side, and rear gardens feature attractive gravel borders and a paved patio, creating a welcoming setting for outdoor relaxation and entertaining. The garden is enclosed by a combination of boundary fences and a low-level wall to the front, providing a sense of privacy and security while maintaining an open, inviting aspect. To the side of the property, a generous driveway offers ample off-road parking for multiple vehicles, a valuable asset for families and visitors alike.

Hallway

The property is accessed by way of a uPVC storm door. The hallway provides access to almost all of the ground floor accommodation and the staircase to the upper floor. Built-in cupboard and a CH radiator.

Lounge

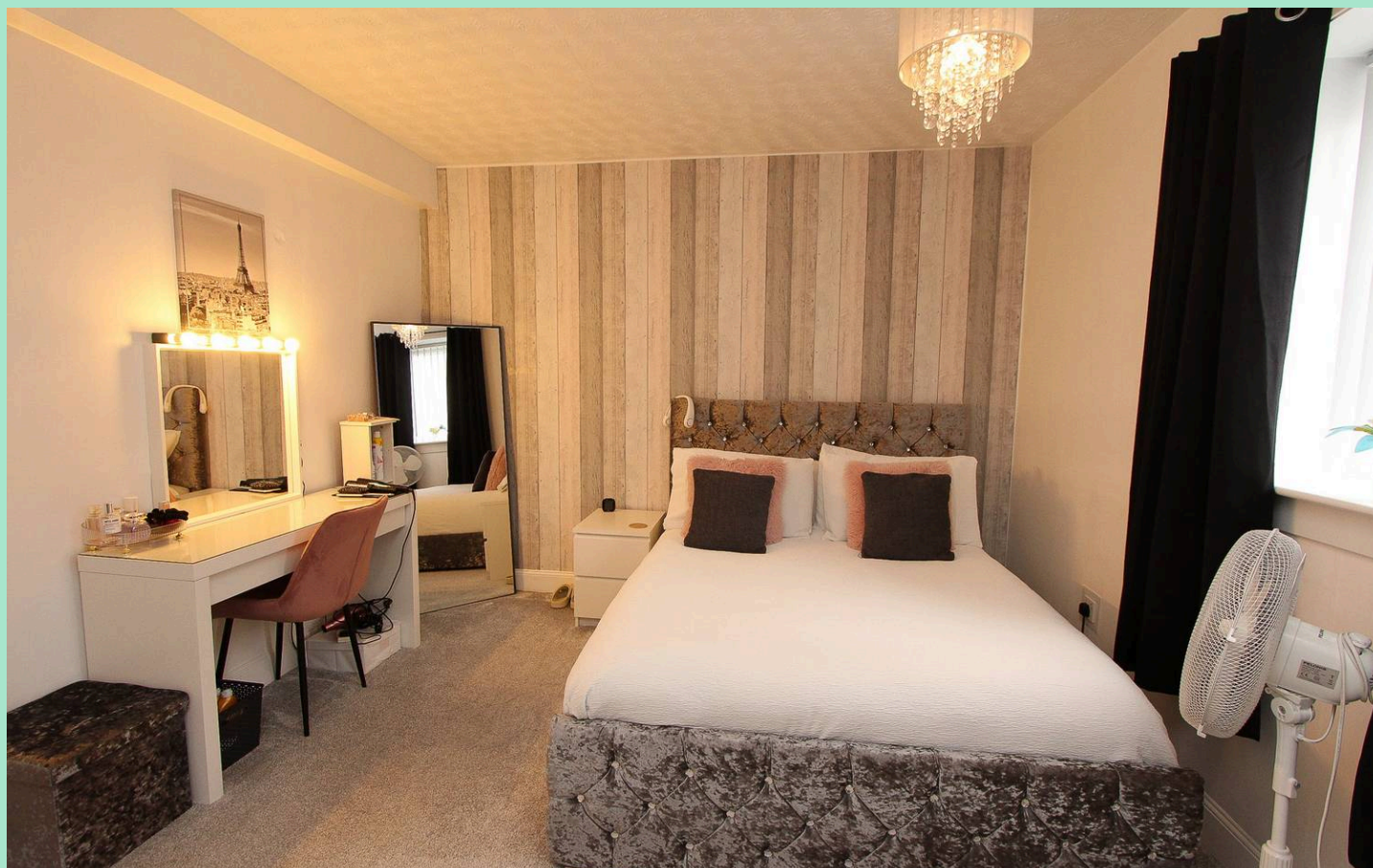
A main lounge to the front with a built-in cupboard, CH radiator and a TV point.

Dining Room

A further reception room with a CH radiator and a TV point.

Kitchen

The kitchen is fitted with a full range of contemporary floor and wall-mounted units with woodgrain style worktops incorporating a stainless steel sink with a swan neck mixer tap. There is a gas, range-style stove, extractor hood, integrated fridge/freezer and an integrated automatic washing machine. Vinyl ceiling with recessed lighting and a vertical CH radiator.



Shower Room

The shower room is fitted with a WHB, WC and a large low-threshold shower cubicle with a mains shower. Wall mirror with LED lighting and heated towel rail.

Bedroom 1

A spacious master bedroom to the front with a CH radiator and a TV point.

Bedroom 2

A double bedroom to the rear with recessed storage, a CH radiator and a TV point.

Bedroom 3

A further bedroom to the front with recessed storage and a CH radiator.

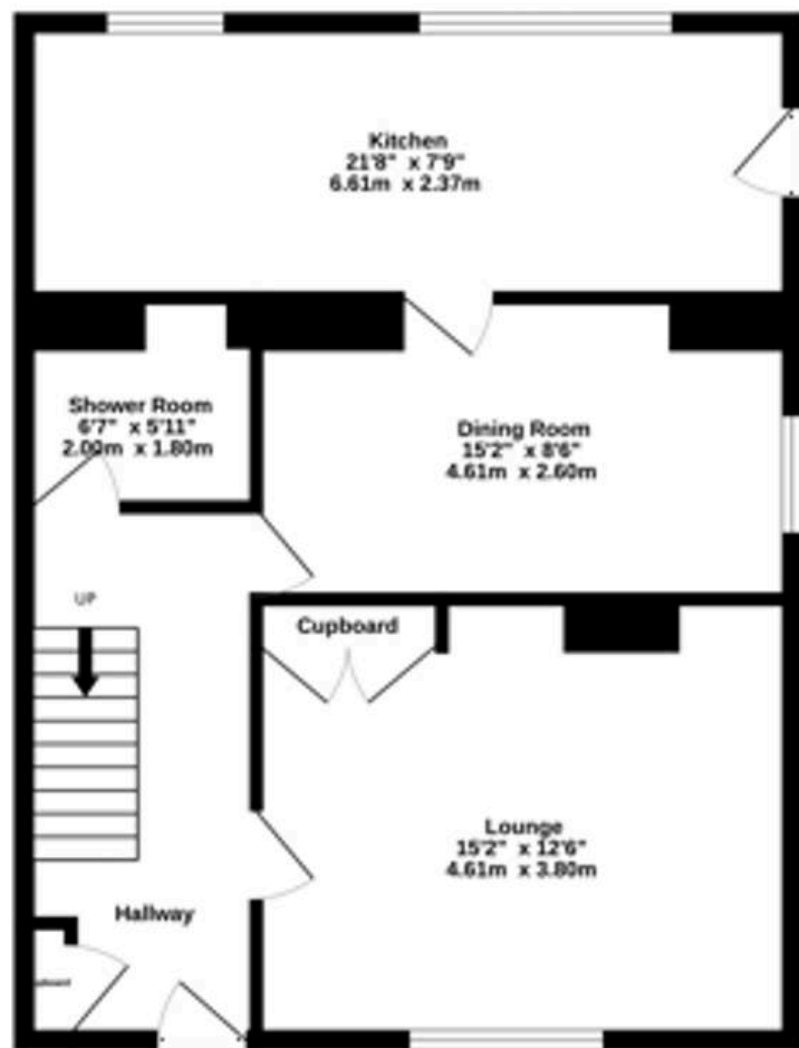
Garden

The property has its own surrounding garden ground. The garden has been laid out for ease of maintenance, with the front and rear comprising gravel borders and a paved patio, set within a combination of boundary fences and a low-level wall to the front.

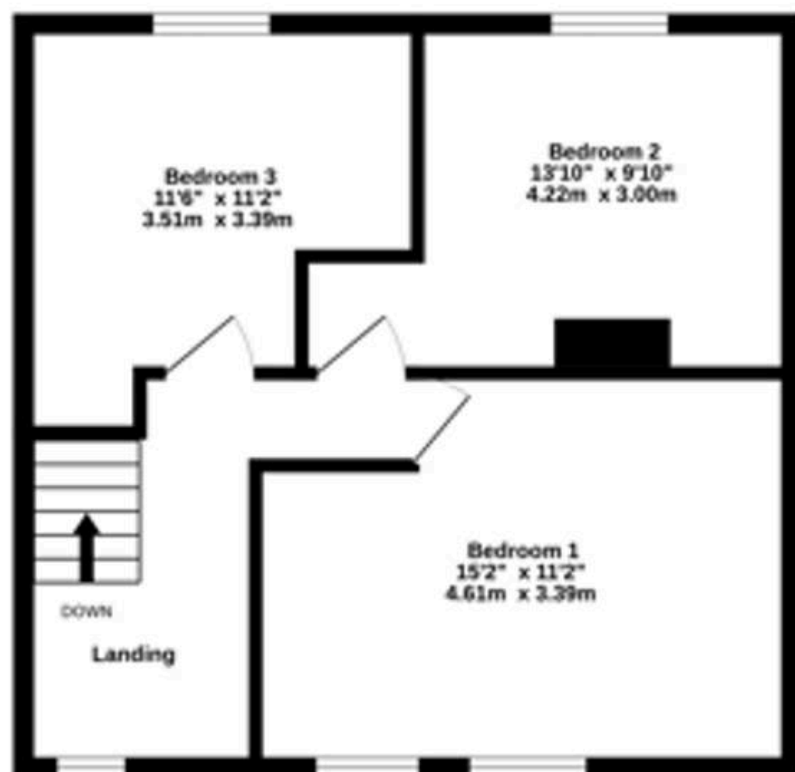
DRIVEWAY



Ground Floor
604 sq.ft. (56.1 sq.m.) approx.



1st Floor
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (98.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2026

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.





South West Property Centre Ltd

South West Property Centre, Charlotte Street - DG9 7ED

01776 706147

property@swpc.co.uk

www.southwestpropertycentre.co.uk



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.