



21 Kerrsland Road, Stranraer

Stranraer, DG9 7SF

PRICE: Offers Over £80,000 are invited.

21 Kerrsland Road

Stranraer

Local amenities include a general store and primary school. There is also a town centre and secondary school transport service available from closeby. All major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are located in and around the town centre approximately one and a half miles distant.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

- A delightful semi - detached bungalow
- In excellent condition throughout having recently been modernised
- Spacious 'dining' kitchen
- Recently upgraded bathroom
- Neutral decor throughout and the use of attractive vinyl flooring
- Gas central heating and uPVC double glazing
- Recently landscaped garden ground



21 Kerrsland Road

Located within a peaceful residential area, this delightful one-bedroom semi-detached bungalow presents a rare opportunity to acquire a beautifully modernised home, thoughtfully updated to a high standard. Immaculately presented throughout, the property welcomes you with a light-filled entrance and immediately impresses with its tasteful neutral décor and the use of attractive, hardwearing vinyl flooring that flows seamlessly from room to room. The spacious dining kitchen is truly the heart of the home, offering ample space for both cooking and entertaining, and is perfectly complemented by contemporary cabinetry and worksurfaces. The recently upgraded bathroom exudes modern elegance, featuring sleek fixtures and a refined finish. The comfortable bedroom offers a tranquil retreat, while gas central heating and uPVC double glazing ensure year-round comfort.

Stepping outside, the property enjoys its own area of recently landscaped, easily maintained garden ground. The front garden is attractively laid to gravel and enclosed within a neat, low-level fence. To the rear, a fully enclosed garden provides a secluded haven, thoughtfully designed for relaxation and entertaining. A raised lawn area is ideal for enjoying sunny afternoons, while the timber decking, complete with a charming pergola, creates an inviting space for al fresco dining or evening gatherings. The outdoor space is perfectly suited for those seeking a low-maintenance lifestyle without compromising on style. This exceptional bungalow truly combines modern living with delightful outdoor features, making it an outstanding choice for discerning buyers.



Hallway

The property is accessed by way of a modern uPVC storm door. There is a large walk-in storage cupboard and vinyl flooring.

Lounge

A bright lounge to the front with an open view. Vinyl flooring, a CH radiator and a TV point.

'Dining' kitchen

The spacious 'dining' kitchen has been fitted with a range of floor and wall-mounted units with ample woodgrain-style worktops incorporating a stainless steel sink with a swan neck mixer. There is an electric cooker point, plumbing for an automatic washing machine, plumbing for a dishwasher and under-counter space for a tumble dryer. Vinyl flooring, recessed lighting and a CH radiator.

Bathroom

The vinyl-panelled bathroom has recently been fitted with a 3-piece suite in white comprising a WHB, WC and a bath with mains shower over. Heated towel rail.

Bedroom

A double bedroom to the rear with vinyl flooring and a CH radiator.



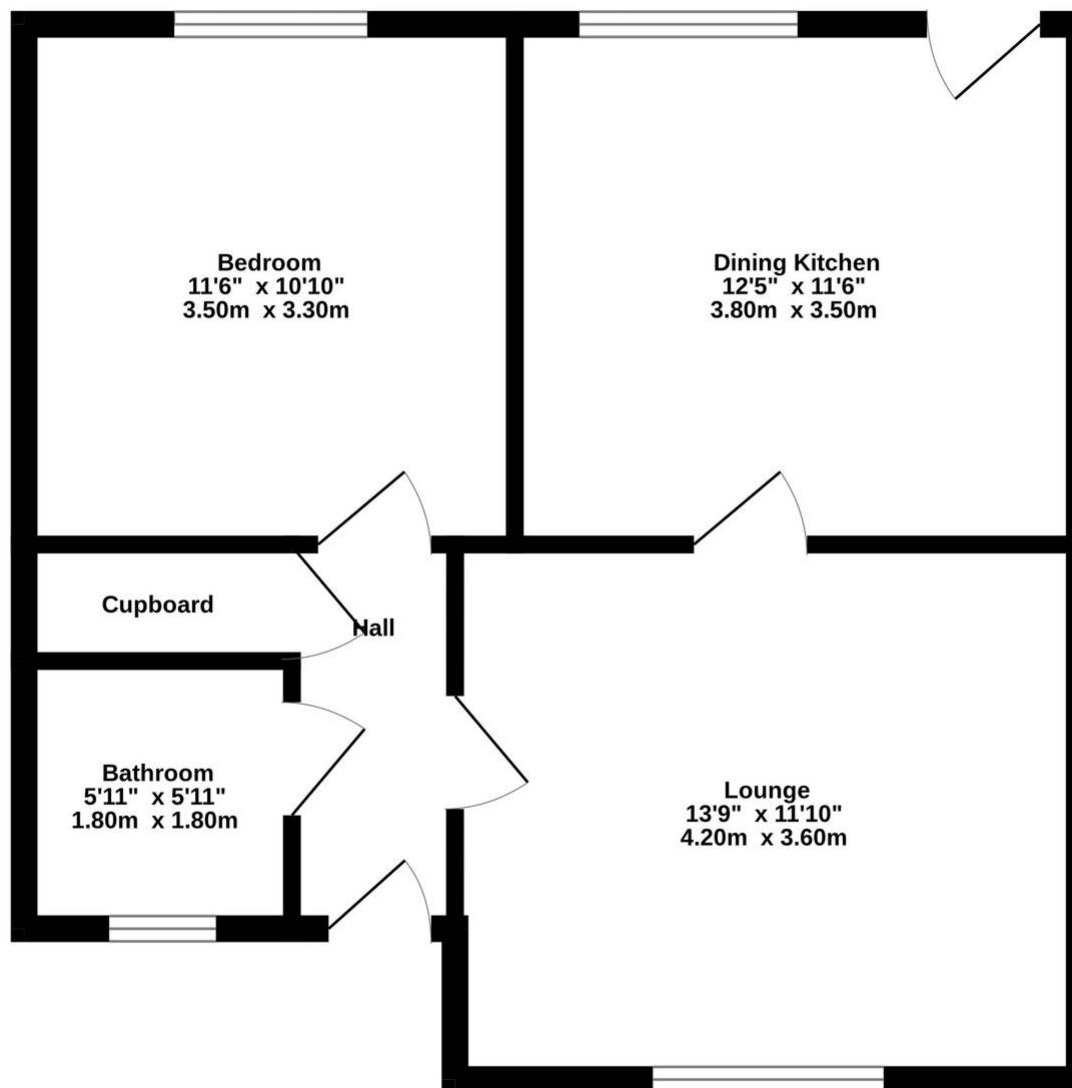
GARDEN

The property is set amidst its own area of recently landscaped, easily maintained garden ground. The front has been laid out to gravel and is set within a low-level fence. The recently landscaped, fully enclosed rear garden is comprised of a raised lawn and timber decking with a pergola.

ALLOCATED PARKING



Ground Floor
511 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 511 sq.ft. (47.4 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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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.