



21 Royal Avenue, Stranraer

PRICE: Offers Over £80,000 are invited

21 Royal Avenue

Stranraer

Local amenities within easy reach include a supermarket, Stair Park, primary/secondary schooling, and a small hotel, while all major amenities, including healthcare, an indoor leisure pool complex, and a full range of shops are located in and around the town centre, approximately 500yards distant.

Council Tax band: B

EPC Energy Efficiency Rating: E

- Located within a popular residential location
- Only a short walk from the town centre, primary & secondary schooling and the shores of Loch Ryan
- Comfortable accommodation over 2 levels
- In fair condition, with scope for some general modernisation
- Electric heating and double glazing
- Low maintenance garden ground



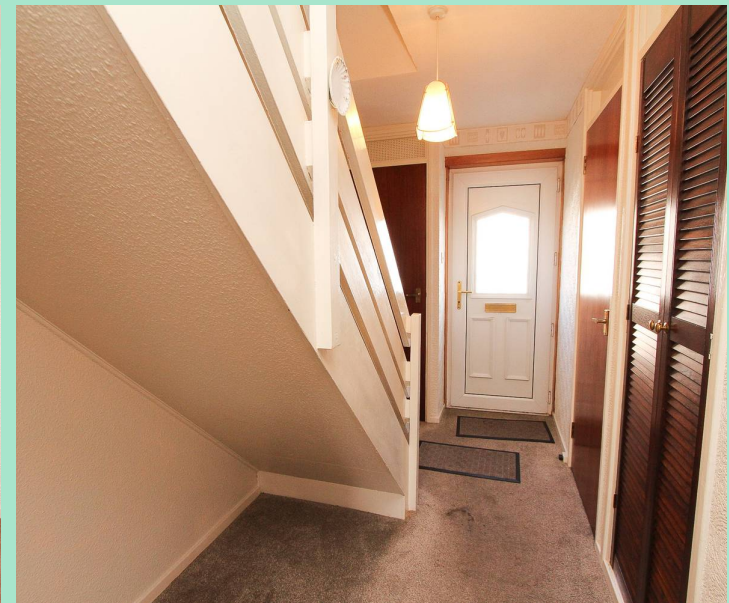
21 Royal Avenue

Stranraer

Situated in one of the area's sought-after residential locations, this two-bedroom terraced house presents an exceptional opportunity for those seeking comfort and convenience in equal measure. Perfectly positioned just a short stroll from the vibrant town centre, highly regarded primary and secondary schooling, and the scenic shores of Loch Ryan, this property offers a lifestyle of ease and accessibility. Arranged across two levels, the home boasts well-proportioned accommodation that is both inviting and practical. While the property is presented in fair condition, it provides ample scope for general modernisation, allowing discerning buyers to imprint their own style and vision. The property benefits from electric heating and double glazing.

The property is complemented by its own area of low-maintenance garden ground, enhancing its appeal to those seeking outdoor space without the burden of extensive upkeep. The front garden is arranged with granite chippings, offering an attractive yet practical approach that ensures year-round kerb appeal. To the rear, the enclosed garden is designed with paved patios and gravel borders, providing a delightful outdoor setting. A wooden garden shed is included in the sale, offering valuable storage for tools and outdoor equipment. For added convenience, there is pedestrian access from the rear garden to a nearby car park, making day-to-day living effortlessly straightforward.

- Located within a popular residential location
- Only a short walk from the town centre, primary & secondary schooling and the shores of Loch Ryan



Hallway

The property is accessed by way of a uPVC storm door. The hallway provides access to all of the ground floor accommodation and the staircase to the first floor. Three built-in cupboards.

Lounge

A spacious, double-aspect main lounge with an electric fire, electric storage heater and a TV point.

Kitchen

The kitchen is fitted with a range of floor and wall-mounted units with cream worktops incorporating a stainless steel sink. There is an electric cooker and an automatic washing machine.

Landing

The landing gives access to the bedrooms and the shower room. There is a built-in cupboard and an electric storage heater.

Shower Room

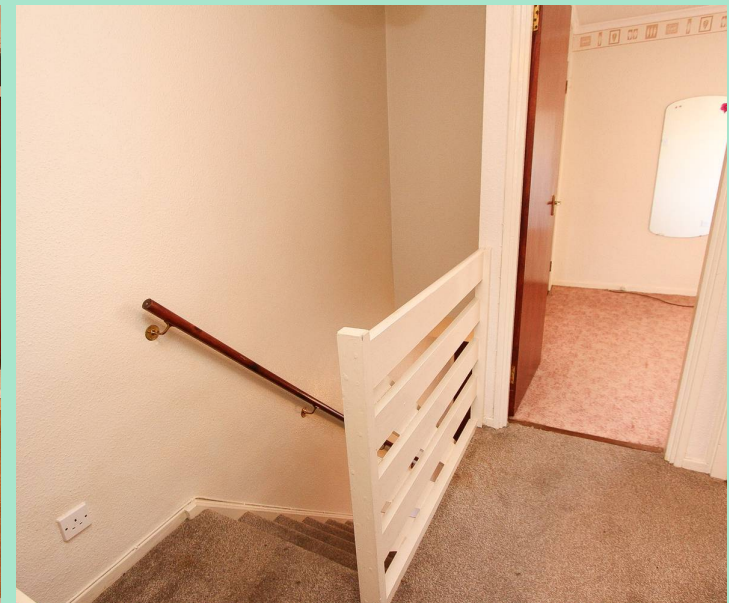
The shower room is fitted with a WHB, WC and a vinyl-panelled shower cubicle with an electric shower. Heated towel rail.

Bedroom

A bedroom to the front with a built-in wardrobe and a TV point.

Bedroom

A bedroom to the rear with a built-in wardrobe.

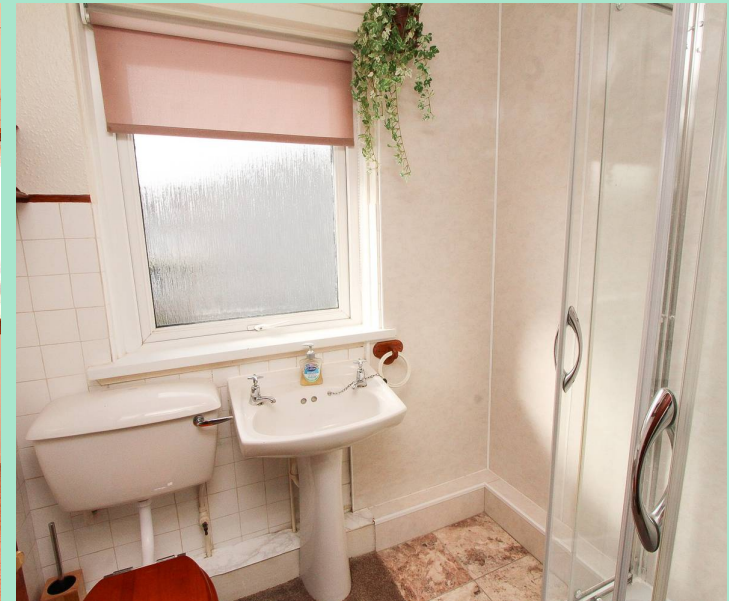


GARDEN

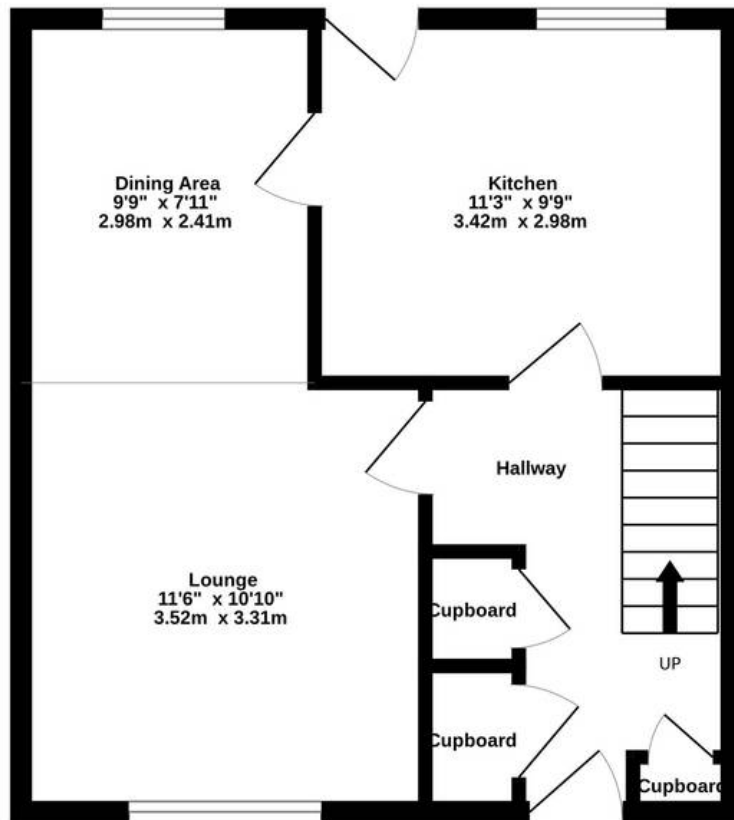
The property is set within its own area of easily maintained garden ground. The front is laid out in granite chippings for ease of maintenance. The enclosed rear garden is comprised of paved patios with gravel borders. The wooden garden shed is included in the sale. To the rear, there is pedestrian access to a car park.

Allocated parking

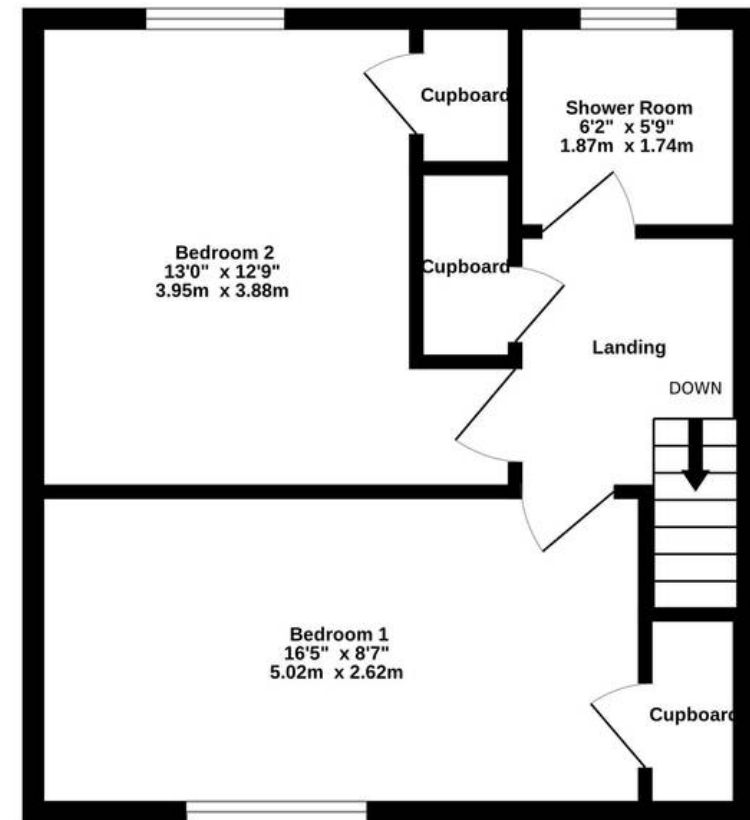
On street



Ground Floor
407 sq.ft. (37.9 sq.m.) approx.



1st Floor
407 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 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.