



**23 Arran Court, Stranraer**

DG9 0EW

PRICE: Offers Over £75,000 are invited

## 23 Arran Court

Stranraer

Local west end amenities include general stores and the popular Sheuchan Primary School. All major amenities are located in and around the town centre, approximately one mile distant and include supermarkets, healthcare, indoor leisure pool complex and secondary school. There is also a town centre and school transport service available from close by.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- An upper-floor maisonette
- In excellent condition throughout
- Spacious family accommodation over two floors
- Splendid 'dining' kitchen
- Well-appointed bathroom
- Attractive internal woodwork
- Bright decor throughout



## 23 Arran Court

Stranraer, DG9 0EW

This exceptional three-bedroom upper-floor maisonette presents an outstanding opportunity to acquire a spacious and beautifully maintained family home, thoughtfully arranged over two floors. Immaculately presented and in excellent condition throughout, the property welcomes you with a sense of refined comfort and contemporary style.

Step inside to discover a bright and inviting interior, where light-filled rooms are complemented by neutral décor and tasteful finishes. The heart of the home is the splendid dining kitchen, enhanced by quality cabinetry and modern integrated appliances, thoughtfully designed to offer functionality and featuring ample space for family meals and entertaining guests.

The well-appointed bathroom is a haven of relaxation, boasting sleek fixtures and a calming ambience, perfect for unwinding after a long day. Each of the three bedrooms is thoughtfully proportioned, providing comfortable and versatile living spaces suited to a variety of family needs or the option to create a dedicated home office or guest room. Throughout the property, attractive internal woodwork adds a touch of character and warmth, harmonising beautifully with the fresh, bright décor that flows seamlessly from room to room. This home is perfectly suited for those seeking a stylish and low-maintenance residence in a desirable location.



### Hallway

The property is accessed by way of a uPVC storm door. Spindle & rail staircase to the first floor, laminate flooring and an under-stairs cupboard.

### Lounge

A spacious main lounge featuring laminate flooring, wall-mounted electric fire, CH radiator and a TV point.

### 'Dining' Kitchen

The generous 'dining' kitchen is fitted with a full range of oak design floor and wall-mounted units with marble style worktops incorporating a stainless steel sink with a swan neck mixer. There is a ceramic hob, extractor hood, built-in oven and plumbing for an automatic washing machine. Laminate flooring, wall-mounted electric fire, TV point and a CH radiator.

### Landing

The upper landing provides access to the family bathroom and the bedrooms.

### Bathroom

The vinyl-panelled bathroom is fitted with a WHB, WC and a bath. There is a separate shower cubicle housing a mains shower. Recessed lighting and a heated towel rail.

### Bedroom 1

A double bedroom with a built-in wardrobe and a CH radiator.

### Bedroom 2

A further double bedroom with a built-in wardrobe and a CH radiator.

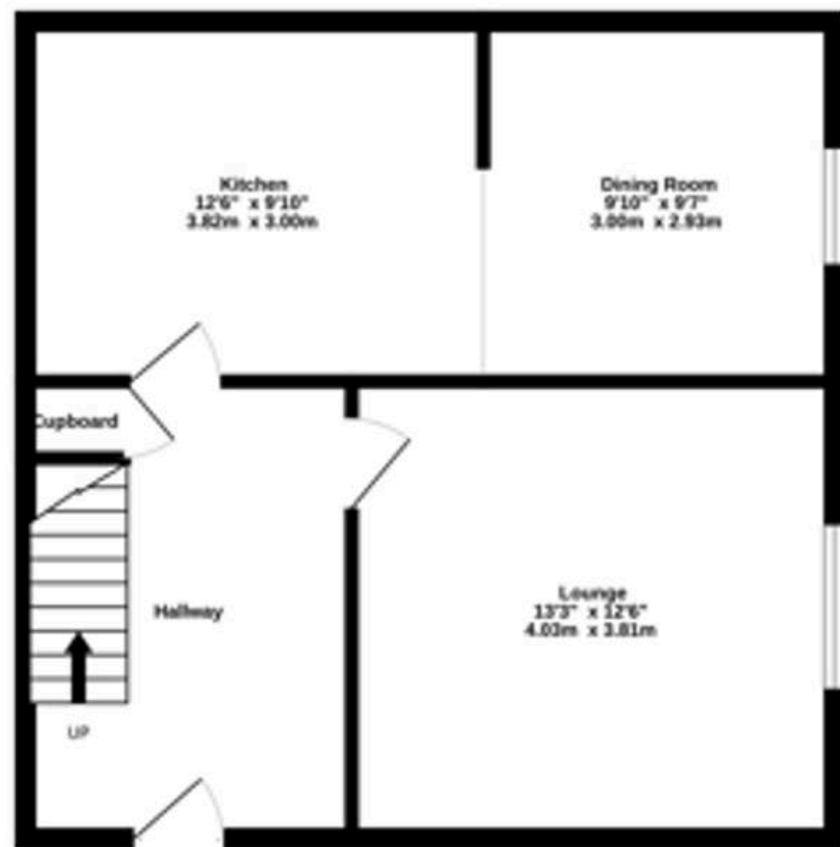
### Bedroom 3

A bedroom with a built-in wardrobe and a CH radiator.

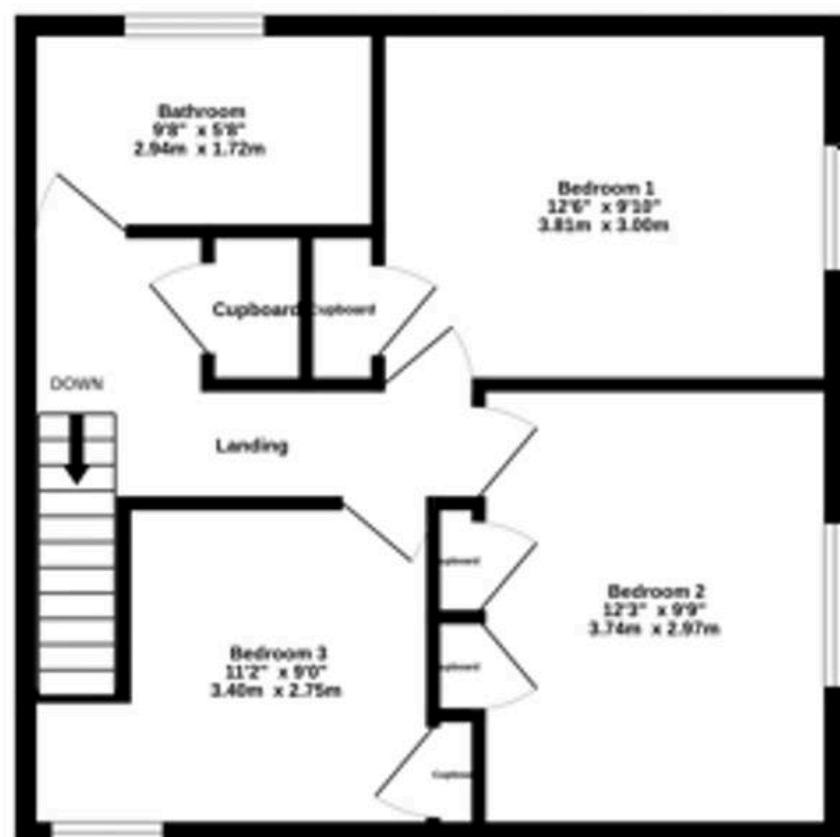




Ground Floor

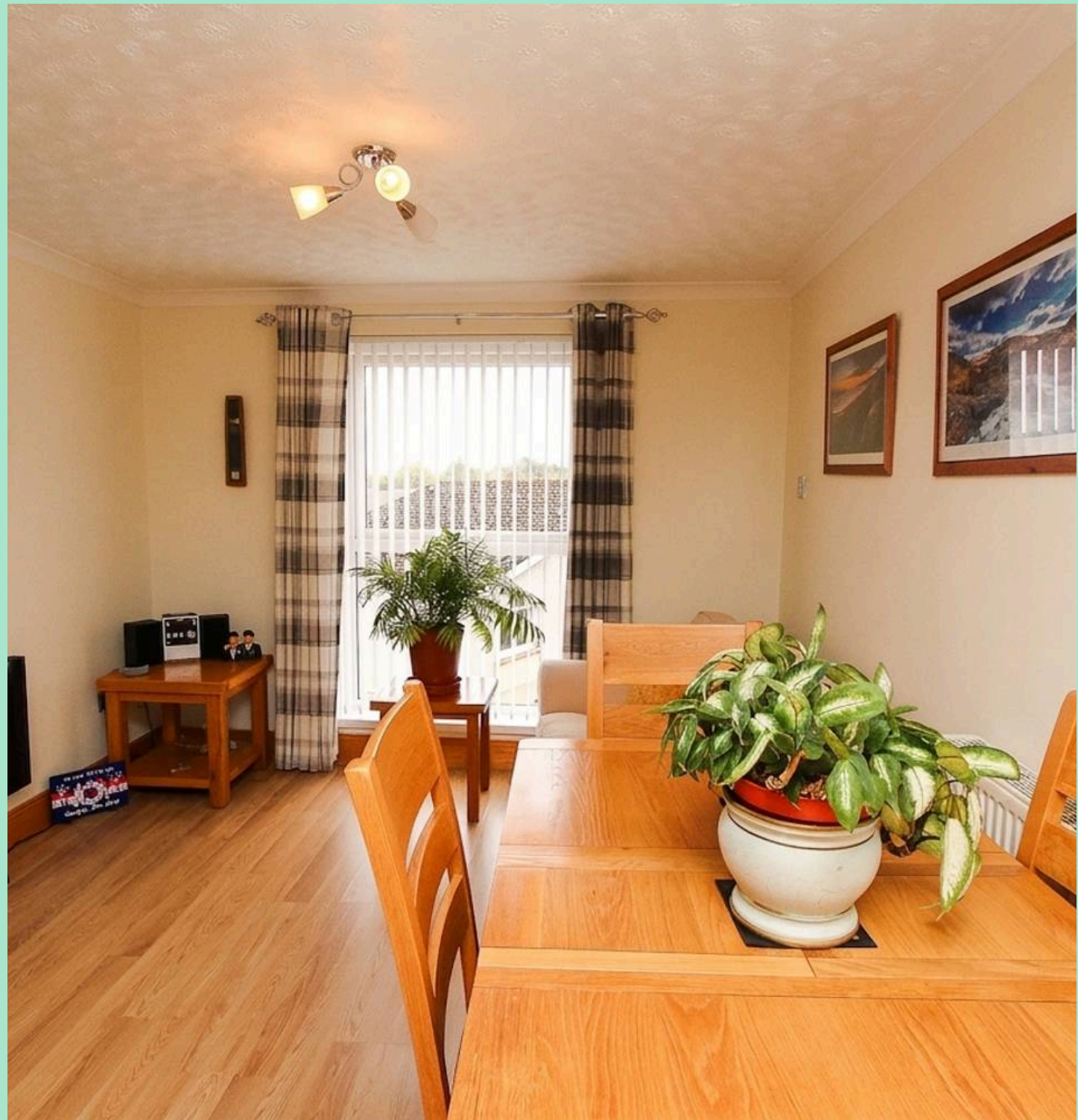


1st Floor



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.