

**27 Mount Vernon Road**

Stranraer, DG9 7PX

**PRICE: Offers Over £35,000 are invited**



## 27 Mount Vernon Road

### Stranraer

Local facilities close by include general store, primary schools and the Ryan Leisure Centre, while all major amenities are located with the town centre approximately a half mile distant.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Upper floor 2 bedroom flat
- Spacious accommodation
- Beech design 'dining' kitchen
- Gas central heating & uPVC double glazing
- Garden ground to the rear





## 27 Mount Vernon Road

Stranraer, Stranraer

An opportunity to acquire an upper floor two bedroom flat, perfect for first-time buyers or those seeking an investment opportunity.

The accommodation layout offers generous room sizes throughout and benefits from a beech design 'dining kitchen, gas fired central heating and uPVC double glazing.

There is an area of easily maintained garden ground to the rear.





### **Landing**

The property is accessed by way of a uPVC storm door. Staircase to the first floor. CH radiator.

### **Lounge**

A main lounge to the front, from the lounge, there is a partial view to Loch Ryan. Gas fire, CH radiator and a TV point.

### **'Dining' Kitchen**

The kitchen is fitted with a range of beech-style floor and wall-mounted units with granite-style worktops incorporating a stainless steel sink with a swan neck mixer. There is a gas cooker point and plumbing for an automatic washing machine. CH radiator.

### **Bathroom**

The bathroom is fitted with a 3-piece suite in white comprising a WHB, WC and bath.

### **Bedroom 1**

A bedroom to the rear with a CH radiator.

### **Bedroom 2**

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

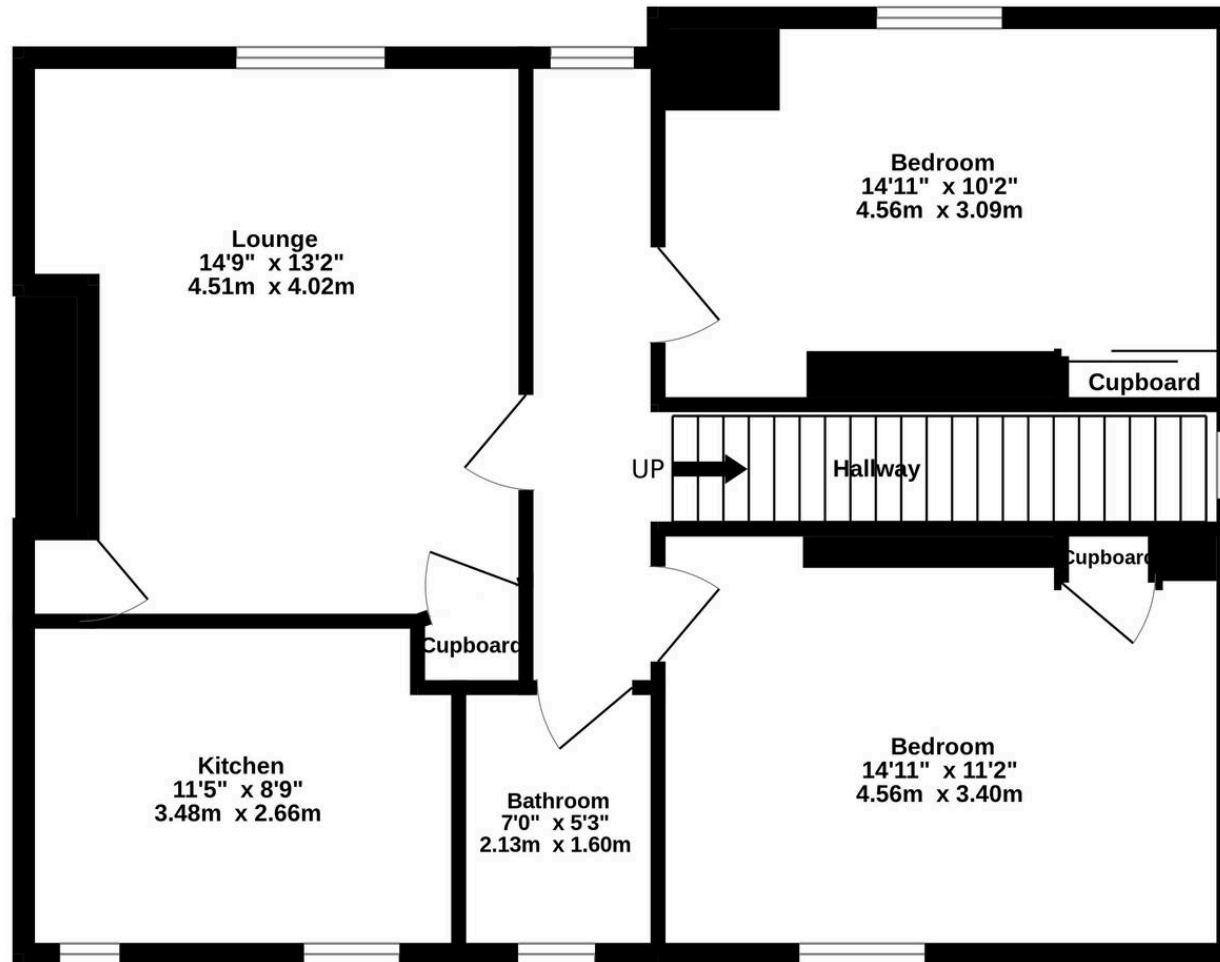
### **Garden**

An area of garden ground comprised of a gravel border and a lawn.

### **On street parking**



Ground Floor  
726 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.5 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.







## South West Property Centre Ltd

South West Property Centre, Charlotte Street – DG9 7ED

01776 706147

[property@swpc.co.uk](mailto:property@swpc.co.uk)

[www.southwestpropertycentre.co.uk](http://www.southwestpropertycentre.co.uk)



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