

3 Maitland Terrace, Kildrochat

Stranraer, DG9 9EX

PRICE: Offers Over £160,000 are invited.

3 Maitland Terrace

Kildrochat is a small rural settlement situated a few miles south of Stranraer in the Rhins of Galloway, Dumfries and Galloway. Maitland Terrace occupies a peaceful residential position surrounded by attractive countryside, offering a semi-rural setting within convenient travelling distance of the town. The nearby town of Stranraer provides an extensive range of amenities, including supermarkets, independent shops, primary and secondary schooling, healthcare facilities, restaurants and leisure facilities. The surrounding area is known for its attractive countryside and coastline, with access to numerous walking routes, beaches and coastal villages throughout the Rhins of Galloway. The popular harbour village of Portpatrick and the surrounding west coast are also within convenient driving distance. The location offers a balance of rural surroundings and accessibility to everyday amenities, making it suitable for a range of purchasers seeking a home outside the main town.

- Well-presented semi-detached bungalow
- Two well-proportioned double bedrooms
- Spacious and bright lounge
- Modern dining kitchen with access to rear garden
- Bathroom with three-piece suite and shower over bath
- Ample built-in storage throughout
- Generous front and rear garden grounds
- Extensive off-road parking on gravelled driveway with semi detached garage
- Attractive countryside outlooks in a peaceful residential location
- Conveniently situated for Stranraer and surrounding villages



An opportunity to acquire a well-presented, semi-detached two-bedroom bungalow situated within a peaceful residential setting at Maitland Terrace, Kildrochat, near Stranraer. The property offers spacious and well-maintained accommodation on one level, complemented by generous garden grounds, extensive off-road parking, a semi-detached garage and attractive outlooks towards the surrounding countryside.

The accommodation comprises an entrance hallway providing access to the principal apartments, with useful built-in storage cupboards. The spacious lounge benefits from a large window allowing ample natural light and providing an open outlook. The dining kitchen is fitted with a range of wall and floor-mounted units, contrasting worktops and integrated cooking appliances, with sufficient space for a family dining table and a door providing direct access to the rear garden.

There are two well-proportioned double bedrooms, both offering space for freestanding bedroom furniture, with the principal bedroom benefiting from a pleasant countryside outlook. The bathroom is fitted with a three-piece suite comprising a WC, wash-hand basin and bath with shower over.

Externally, the property occupies a generous plot with a well-maintained front garden laid mainly to lawn and bordered by low-level walls. An extensive gravelled driveway provides ample off-road parking and access to the semi-detached garage, which is fitted with an up-and-over door.

The enclosed rear garden is laid mainly to lawn with a substantial paved area, providing a practical and easily maintained outdoor space. The garden is bounded by fencing and walls and benefits from a pleasant open aspect.

The property enjoys countryside outlooks and offers an excellent opportunity for purchasers seeking comfortable single-storey accommodation in a semi-rural location while remaining within convenient reach of Stranraer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



Entrance Hall
Accessed via a UPVC storm door to the side, a well presented hallway giving access to full living accommodation as well as built in storage and central heating radiator.

Lounge
15' 9" x 13' 4" (4.79m x 4.07m)
Well-proportioned lounge with a large picture window providing good natural light and an open outlook. The room benefits from wood-effect flooring, decorative ceiling coving, a feature wall and ample space for freestanding furniture.

Bedroom
11' 10" x 11' 0" (3.61m x 3.35m)
Well-proportioned double bedroom with a large window providing natural light and an open outlook. The room benefits from fitted carpeting, decorative ceiling coving, a radiator and a recessed wardrobe area with hanging rail and overhead shelving.

Bathroom
8' 8" x 4' 9" (2.63m x 1.46m)
Fitted with a white three-piece suite comprising a bath with shower over, WC and wash hand basin. Fully tiled walls with decorative border, contrasting dark floor tiles, wall-mounted mirror and an obscure glazed window providing natural light and privacy.

Bedroom
14' 3" x 10' 6" (4.35m x 3.21m)
Well-proportioned bedroom with window providing natural light, fitted carpet, ceiling coving and wall-mounted radiator. Finished in light purple tones with ample space for bedroom furniture. Generous built in storage also.







Dining Kitchen
16' 3" x 11' 5" (4.96m x 3.47m)
Spacious dining kitchen fitted with a range of light wood effect wall and floor units, contrasting worktops and red/ black tiled splashbacks. Incorporating a stainless steel sink with drainer, integrated washing machine & oven and hob with extractor hood above. Ample space for a family dining table, with tiled effect flooring, wall-mounted radiator, windows providing natural light and a glazed external door giving access to the garden.

Garage
19' 0" x 9' 7" (5.79m x 2.91m)
A substantial semi-detached garage benefitting from an up and over door to front as well as side UPVC door and rear double glazed window. Fitted with mains power providing a generous storage space.

Garden

Generous enclosed rear garden comprising a well-maintained lawn and extensive paved areas, providing ample space for garden furniture and other outdoor uses. The garden is bounded by a combination of walls and timber fencing, with established hedging along part of the boundary. Enjoying an open outlook across neighbouring farmland and the surrounding countryside

Front Garden

The property occupies a generous plot with a well-maintained front garden laid mainly to lawn and bordered by low-level walls. An extensive gravelled driveway provides ample off-road parking and access to a semi-detached garage with an up-and-over door. A gated pathway between the bungalow and garage provides access to the rear garden. The property also enjoys an open outlook towards the surrounding countryside.

Off street Parking - Driveway







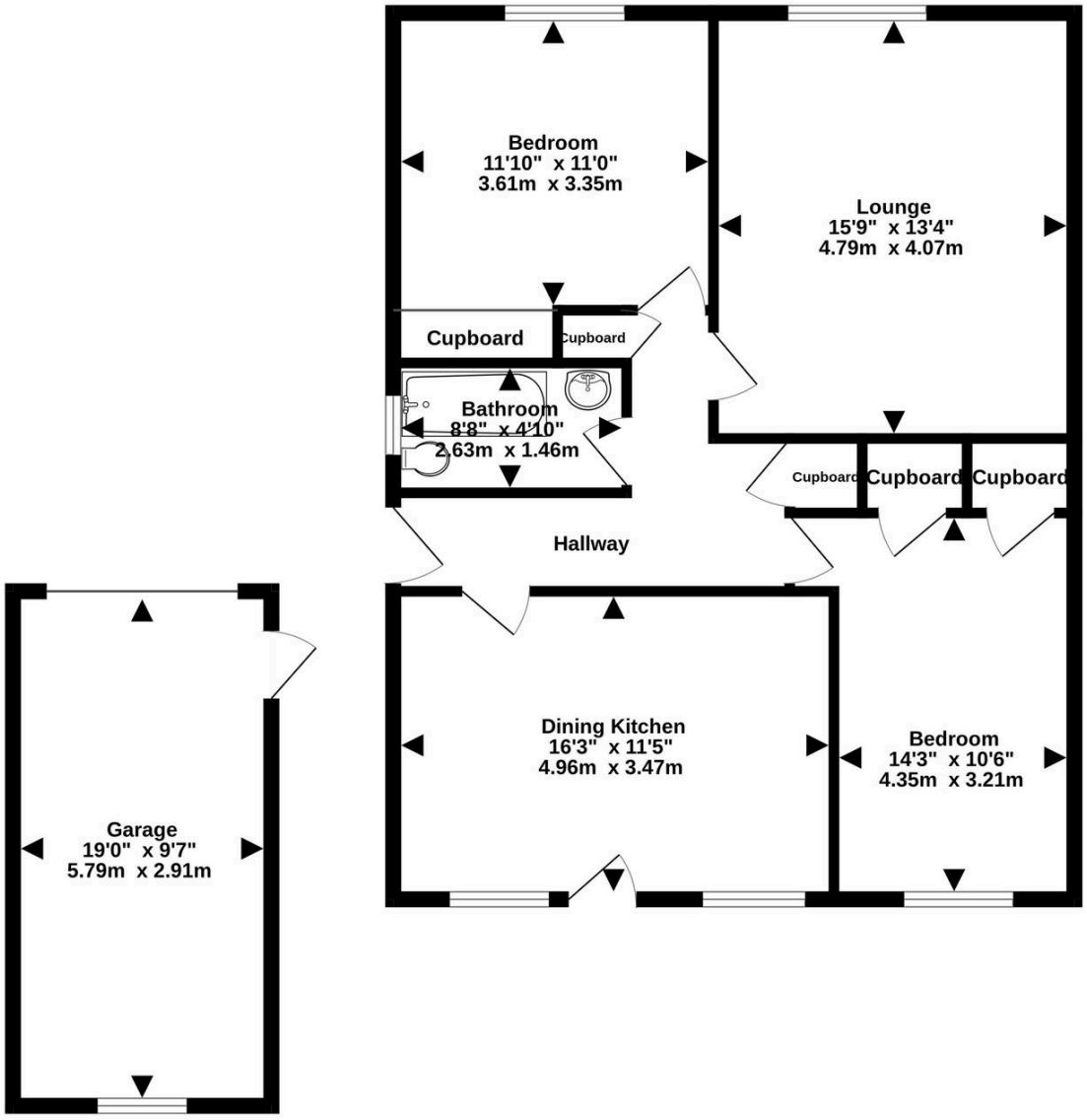







Stars
Align
Tour

Ground Floor
1006 sq.ft. (93.5 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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SWPC
south west property centre

South West Property Centre Ltd

South West Property Centre, Charlotte Street - DG9 7ED

01776 706147

property@swpc.co.uk

www.southwestpropertycentre.co.uk

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