

32 Station Street

Stranraer, DG9 7HL

Offers Over £125,000 are invited

32 Station Street

Stranraer

The property is situated adjacent to other properties of similar style and has an outlook to the front over a mix of residential and commercial units. All major amenities are located close by, including supermarkets, healthcare, indoor leisure pool complex, Stair Park and primary/secondary schooling.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- A most spacious family home
- Located only a short walk from the town centre, Loch Ryan shore and both Primary & Secondary Schools
- In excellent condition throughout
- Fully redecorated internally and externally
- Spacious 'dining' kitchen
- Delightful bathroom
- Period internal doors and ceiling cornice
- Almost all of the property benefits from new fitted flooring
- Gas central heating and uPVC double glazing
- Easily maintained garden ground



32 Station Street

Presenting a most spacious and well-presented three-bedroom terraced home, ideally positioned just a short stroll from the town centre, the picturesque Loch Ryan shoreline, and both primary and secondary schools. This residence has been meticulously maintained and is offered in excellent condition throughout, having been fully redecorated both internally and externally. Almost every room benefits from new fitted flooring, complementing the charming period features such as original internal doors and elegant ceiling cornicing. The heart of the home is a generously proportioned dining kitchen, perfect for family gatherings and entertaining, while the delightful bathroom provides a tranquil retreat with its tasteful finishes. The well-proportioned accommodation is further enhanced by gas central heating and the efficiency of uPVC double glazing, ensuring comfort all year round.



Stepping outside, the property is set amidst its own easily maintained garden grounds, designed to maximise enjoyment with minimal upkeep. To the front, the garden is attractively laid to gravel and bordered by a low-level wall, creating an inviting approach. The rear garden is a true suntrap, fully enclosed for privacy and featuring an area of lawn, thoughtfully arranged planting borders, and a concrete patio - ideal for outdoor dining or relaxing with family and friends. A substantial block-built shed, recently upgraded with a new corrugated roof, provides ample storage for garden equipment and bicycles. This delightful outdoor space completes the appeal of a wonderful family home, ready to welcome its next owners.

Bedroom 3

A room to the front of the property that can either be used as a ground floor bedroom or as a further reception room. CH radiator and a built-in cupboard housing the gas-fired combi boiler.

Lounge

A spacious lounge featuring an ornate fire surround housing a wood-burning stove. There is a built-in shelved cupboard, a CH radiator and a TV point.

Kitchen / Diner

The kitchen is fitted with a range of floor and wall-mounted units in white with ample worktops incorporating a breakfast bar and a stainless steel sink with a swan neck mixer tap. There is a ceramic hob, an extractor hood (not currently working), a built-in double oven, plumbing for an automatic washing machine, plumbing for a dishwasher and under-counter space for a tumble dryer. Tiled flooring and a CH radiator.

Conservatory

A spacious conservatory to the rear overlooking the enclosed garden ground. There are French doors leading to the garden.



Landing

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

Bathroom

The bathroom is fitted with a white 3-piece suite comprising a WHB, WC and a bath with an electric shower over. Recessed lighting, vinyl wall panelling and a CH radiator.

Bedroom 1

A bedroom to the front with a CH radiator and a TV point.

Bedroom 2

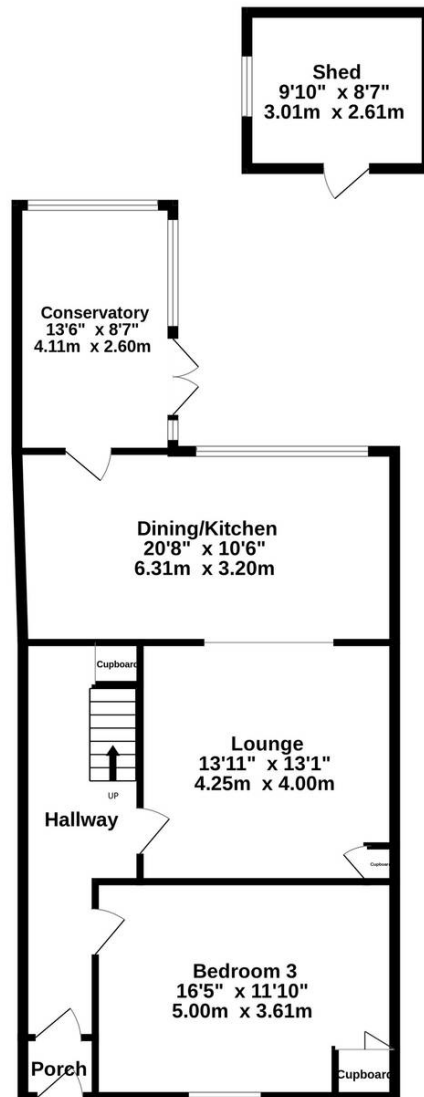
A bedroom to the rear with a CH radiator.

Garden

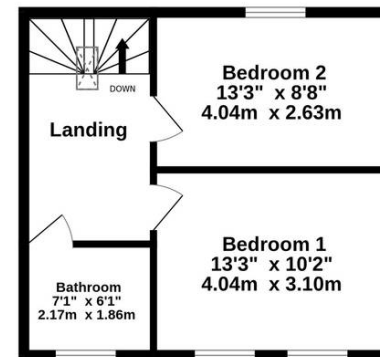
The property is set amidst its own easily maintained garden ground. The front has been laid out to gravel for ease of maintenance and is set within a low-level wall. The enclosed, sunny rear garden is comprised of an area of lawn, planting borders, a concrete patio and a block-built shed with a new corrugated roof.



Ground Floor
923 sq.ft. (85.8 sq.m.) approx.



1st Floor
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 1306 sq.ft. (121.4 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.