



32 Sun Street, Stranraer

PRICE: Offers Over £85,000 are invited

32 Sun Street

Stranraer

Sun Street is conveniently located within Stranraer, offering easy access to a range of local amenities including supermarkets, shops, cafés, primary and secondary schooling, healthcare facilities and leisure amenities. Stranraer town centre is within comfortable walking distance, while the town's waterfront, marina and scenic coastal walks are also readily accessible. The area is well served by public transport links, with both rail and bus services providing connections throughout Dumfries & Galloway and beyond. As the principal town in the region, Stranraer provides an excellent range of everyday services whilst also offering access to the area's beautiful coastline, countryside and outdoor pursuits.

Council Tax band: C

EPC Energy Efficiency Rating: D

- A terraced cottage located just of the town centre
- Situated only a short walk from Stranraer seafront
- Well-proportioned family accommodation over two levels
- Contemporary 'dining' kitchen
- Modern bathroom
- Gas central heating and uPVC double glazing
- Enclosed rear garden



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Stranraer

Situated just off the heart of the town centre, this charming three-bedroom mid-terraced cottage offers a rare blend of character and contemporary comfort, perfectly positioned only a short stroll from the picturesque Stranraer seafront. Arranged over two well-proportioned levels, the property provides spacious family accommodation that has been thoughtfully updated to suit modern lifestyles. Step inside to discover a welcoming entrance hall leading to a spacious lounge, ideal for relaxing or entertaining guests. The contemporary dining kitchen is a true highlight, featuring sleek cabinetry, some integrated appliances and ample space for family meals or gatherings. Upstairs, two bedrooms offer flexible living options. Practical features such as gas central heating and uPVC double glazing ensure year-round comfort and efficiency, making this a home that is as functional as it is inviting.

To the rear of the property, an enclosed garden provides a private oasis for outdoor living. The garden is mainly laid out to lawn perfect for children to play or for relaxing in the sunshine. A concrete patio offers an ideal spot for al fresco dining or summer barbeques.



Entrance Porch

The entrance porch is accessed by way of a uPVC storm door. There is a glazed interior door to the hallway.

Hallway

The hallway provides access to all the ground-floor accommodation and the staircase to the first floor. CH radiator.

Lounge

A spacious main lounge with a window to the front and French doors leading to the 'dining' kitchen. There is a fire surround housing an electric fire. TV point and a CH radiator.

'Dining' Kitchen

The kitchen is fitted with a range of contemporary floor and wall-mounted units with granite-style worktops incorporating a stainless steel sink. There is a ceramic hob, built-in oven and plumbing for an automatic washing machine. Tiled flooring and a CH radiator.

Bathroom

The bathroom is fitted with a three-piece suite in white comprising a WHB, WC and a bath with a shower over. Heated towel rail.

Bedroom 3/Dining Room

A ground floor bedroom which could also be used as a further reception room. There is a fire surround housing an electric fire. CH radiator.



Landing

The spacious upper landing could easily be used as a space for a home office. Built-in storage cupboard.

Bedroom 1

A double aspect bedroom with a view to Loch Ryan. TV point and a CH radiator.

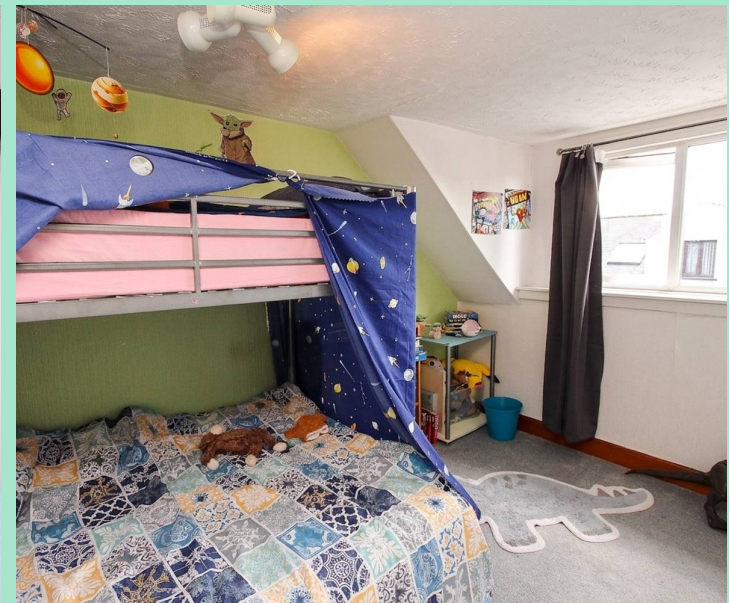
Bedroom 2

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

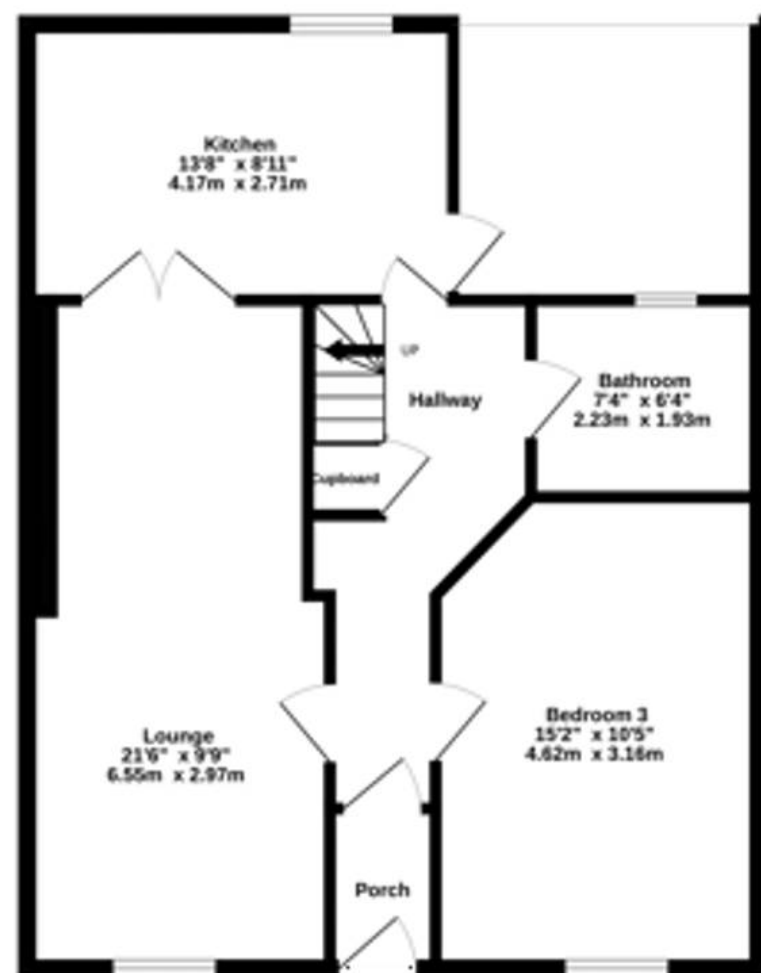
Garden

There is an enclosed area of garden ground to the rear which is comprised of an area of lawn, concrete patio and shrub borders.

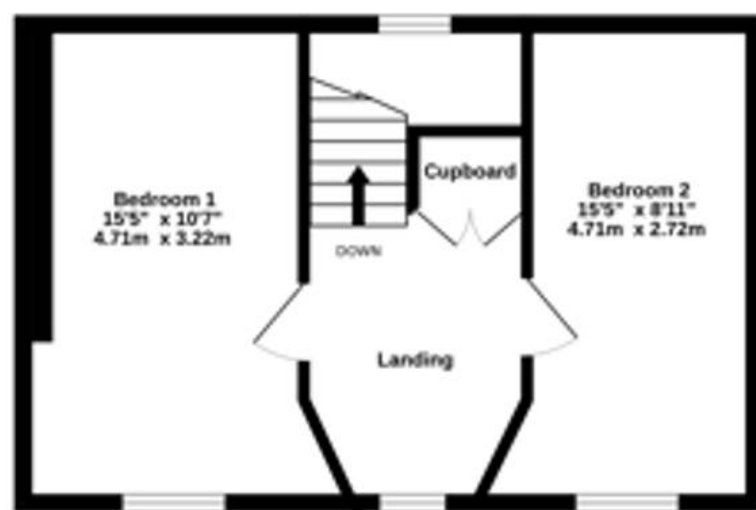
ON STREET



Ground Floor
709 sq.ft. (65.8 sq.m.) approx.



1st Floor
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 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

www.southwestpropertycentre.co.uk



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.