

SWPC
south west property centre

41 Sun Street

Stranraer DG9 7JL

Offers Over **£80,000 are invited**

41 Sun Street

Stranraer

Sun Street is situated within the town of Stranraer, within convenient reach of the town centre and its range of shops, supermarkets, schools, healthcare facilities and other local services. Stranraer is the principal town in the west of Dumfries and Galloway and provides a good range of everyday amenities together with leisure facilities and public transport links. The surrounding area offers access to the coastline and countryside of the Rhins of Galloway, while the nearby A75 provides the main road connection east towards Newton Stewart, Dumfries and the wider motorway network.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Traditional terraced property
- Two bedrooms
- Front-facing lounge with fireplace
- Fitted kitchen
- Ground-floor shower room
- Generous built-in storage
- Good-sized enclosed rear garden
- Elevated outlook from the rear bedroom
- Convenient location within Stranraer
- Scope for some modernisation



41 Sun Street

Stranraer

A well-proportioned two-bedroom terraced property situated on Sun Street within Stranraer. The accommodation is arranged over two levels and extends to approximately 654 sq.ft., with a good-sized enclosed garden to the rear.

The ground floor is entered through a porch into the hallway, with stairs providing access to the upper floor. The lounge is positioned to the front of the property and features a fireplace with electric fire, laminate flooring and a front-facing window. To the rear is a fitted kitchen with a range of wall and floor-mounted units, worktop surfaces, plumbing for a washing machine and space for further appliances. Also on the ground floor is a shower room fitted with a WC, wash-hand basin with vanity storage and shower enclosure.

On the first floor there are two bedrooms. The larger bedroom provides generous floor space together with built-in cupboard storage, while the second bedroom is positioned to the rear and enjoys an elevated outlook across the surrounding residential area.

Externally, the property benefits from a good-sized enclosed rear garden, predominantly laid to lawn with a paved patio area adjoining the house. Timber fencing forms much of the boundary, with gravelled borders and established planting.







The property offers a practical two-bedroom layout with scope for a purchaser to update elements to their own requirements.

Hallway
Front entrance leading into hallway providing access to lounge which leads to full ground floor accommodation. Stairs give access to upper floor accommodation.

Lounge
11' 9" x 11' 6" (3.59m x 3.51m)
Well-proportioned lounge with laminate flooring and a large window providing good natural light. A focal point is provided by the electric fire with tiled hearth and surrounding feature wall. Further benefits include a radiator and ceiling coving.

Kitchen
11' 9" x 10' 11" (3.59m x 3.34m)
Good-sized kitchen fitted with a range of wall and base units with worktop surfaces and tiled splashbacks. There is a stainless steel sink positioned beneath the window, plumbing for a washing machine and space for freestanding appliances. The room has laminate flooring, a radiator and a timber-panelled ceiling, with sufficient space for a small dining table.

Shower Room
6' 7" x 5' 5" (2.00m x 1.66m)
Modern shower room fitted with a corner shower enclosure, WC and wash-hand basin set within a vanity unit providing useful storage. Finished with wet-wall panelling to the walls, tiled flooring and an obscured window providing natural light and ventilation.

Landing
Upper floor landing with timber-effect flooring, window providing natural light and a timber balustrade overlooking the staircase.







Bedroom
8' 10" x 8' 2" (2.68m x 2.48m)
Well-proportioned upper floor bedroom with timber-effect flooring, radiator and rear-facing window. The room enjoys an open outlook across neighbouring gardens and rooftops towards the surrounding area. Generous built in storage also.

Bedroom
14' 1" x 9' 7" (4.30m x 2.93m)
Spacious upper floor double bedroom with two windows providing good natural light, fitted carpet, radiator and built-in storage cupboard. The room also features a partly angled wall profile.

Rear Garden

Good-sized enclosed rear garden, predominantly laid to lawn with a paved patio area adjoining the property. The garden is bounded mainly by timber fencing and includes gravelled borders with established planting, providing a relatively low-maintenance outside space.

ON STREET

1 Parking Space

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DISABLED PARKING AVAILABLE

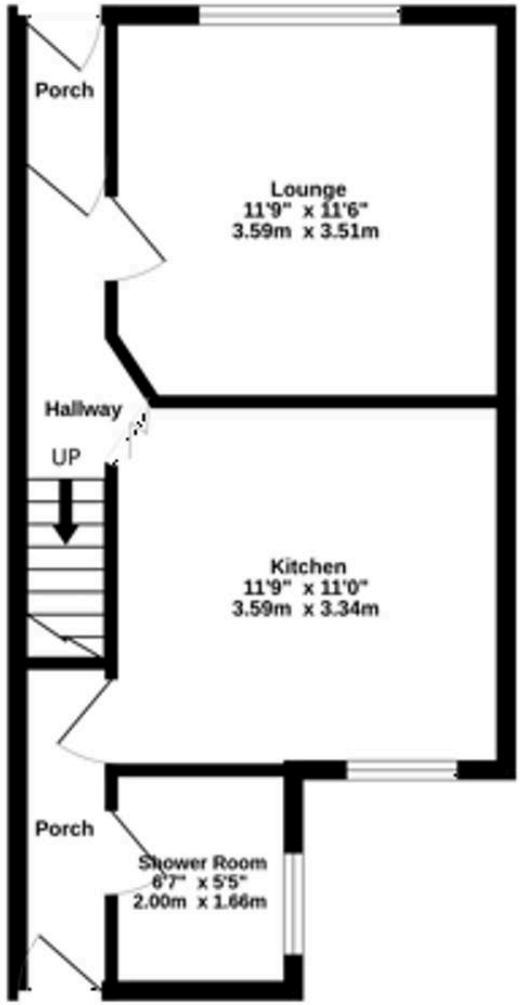


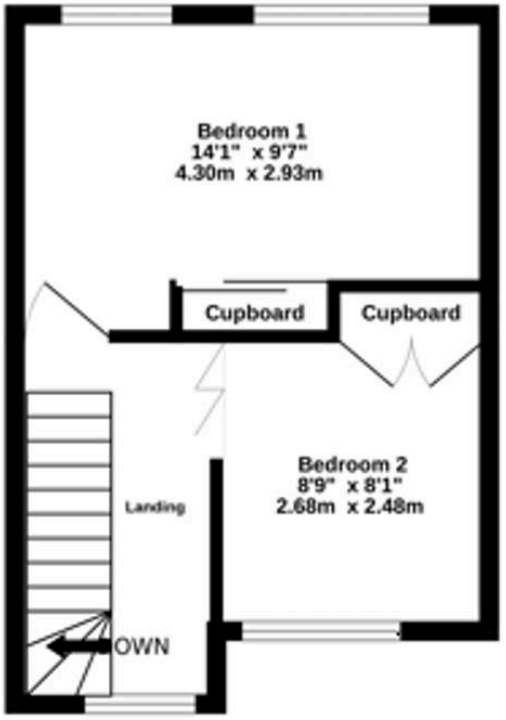




Ground Floor
382 sq.ft. (35.5 sq.m.) approx.

1st Floor
273 sq.ft. (25.3 sq.m.) approx.





TOTAL FLOOR AREA : 654 sq.ft. (60.8 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

The Property Ombudsman

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.