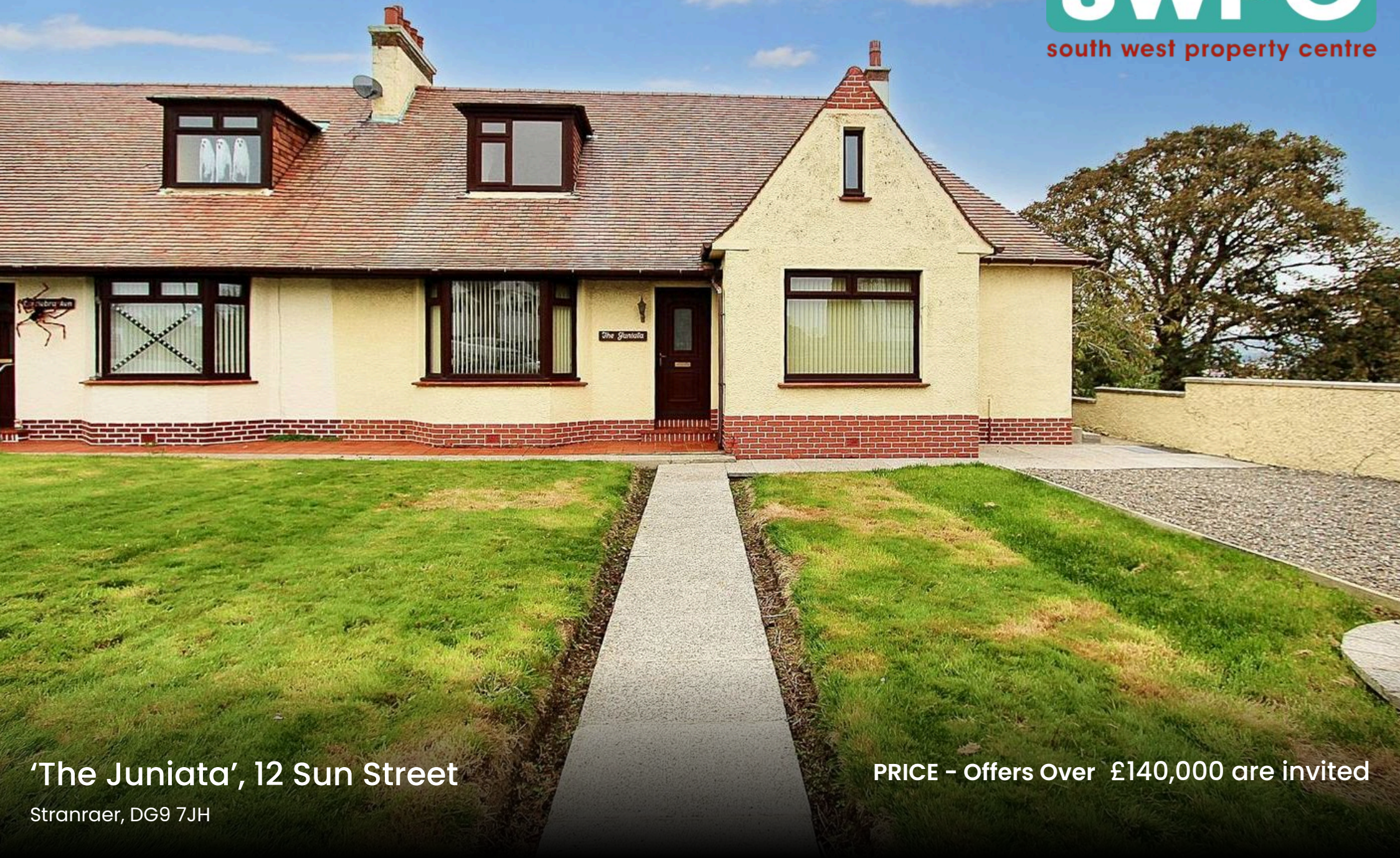




'The Juniata', 12 Sun Street

Stranraer, DG9 7JH

PRICE - Offers Over £140,000 are invited

12 Sun Street

Stranraer, Stranraer

All amenities are readily accessible including supermarkets, healthcare, primary schooling, indoor leisure pool complex and a secondary school.

Council Tax band: E

EPC Energy Efficiency Rating: D

- Delightful semi-detached "chalet style" villa
- Situated only a short walk from the town centre and the seafront
- From the rear, there are pleasant views over the harbour to Loch Ryan beyond
- In excellent condition throughout
- Splendid 'dining' kitchen
- Useful utility room
- En-suite master bedroom
- Delightful shower room
- Gas central heating and uPVC double glazing
- Easily maintained garden ground
- Detached garage



12 Sun Street

Stranraer, Stranraer

Situated in a convenient locale, this delightful semi-detached "chalet style" villa, which comes to the market only for the second time, presents a rare opportunity to acquire a very well-maintained residence located just a short walk from the town centre and the picturesque marina and seafront. Boasting the option of two or three bedrooms, including an en-suite master bedroom, this semi-detached home offers splendid living spaces adorned with fine craftsmanship. From the rear, a rooftop view unfolds over the harbour to Loch Ryan, enhancing the allure of this residence.

Of traditional construction under a Rosemary tiled roof and in impeccable condition throughout the property benefits from a splendid 'dining' kitchen, delightful shower room, gas central heating and uPVC double glazing.

Outside, the property is set amidst its own area of easily maintained garden ground with the added benefit of a detached garage, located in an adjacent car park.



Hallway

The property is accessed by way of a uPVC storm door leading to a glazed interior door. Built-in storage cupboards and a CH radiator.

Lounge

A generous light filled lounge with its beautiful bay window to the front. The lounge features a Donegal stone fire surround with a marble hearth. CH radiator and TV point.

Dining Room/3rd Bedroom

A further reception room to the front, currently used as a dining room. This room could also be used as a third bedroom, if required. There is a wooden fire surround and a CH radiator.

'Dining' Kitchen

The kitchen is fitted with a range of floor and wall-mounted units in medium oak with ample worktops incorporating a stainless steel sink. There is an electric cooker, an integrated fridge/freezer and a dishwasher. Large built-in larder cupboard and a CH radiator.

Utility Room

The utility room is fitted with a sink unit, an automatic washing machine and a tumble dryer. Built-in cupboard and a CH radiator. The rear porch is located off the utility room where a further large storage cupboard can be found.

Bedroom 1

A ground floor bedroom with built-in wardrobes and a CH radiator.

Shower Room

The fully tiled shower room is fitted with WHB, WC and a corner shower cubicle with a Mira mains shower.



Bedroom 2

A generous first-floor bedroom with wonderful views of the harbour to Loch Ryan beyond. The bedroom has an en-suite bathroom and a dressing room. CH radiator.

En-Suite

The en-suite is fitted with a WHB, WC and corner bath with a shower over.

Garden

The property is set amidst its own area of easily maintained garden ground. The front is laid out to lawn and is set within a low-level wall. It may be possible to form a driveway in the front garden, subject to local authority approval. The rear garden comprises further lawn, vegetable plot, a greenhouse and a concrete base for a garden shed. There is an outside store accessed by way of a service door from the patio.

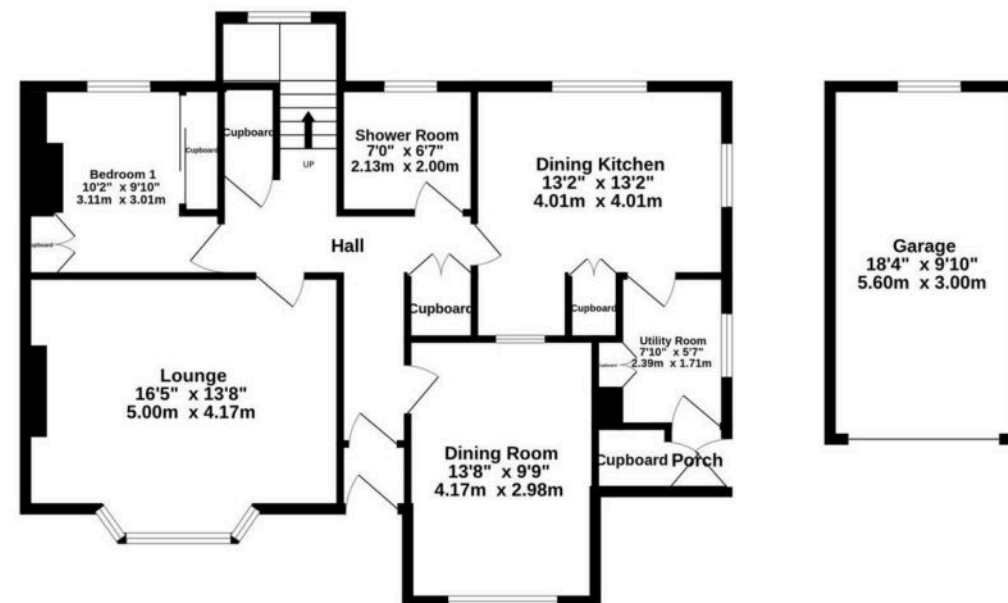
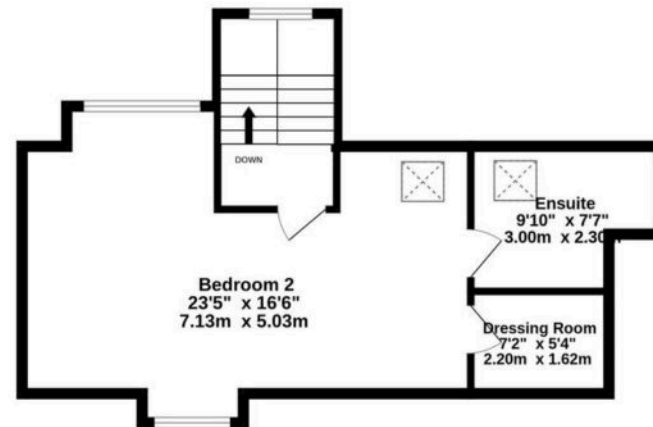
GARAGE

Single Garage

A detached garage located in an adjacent car park.



1st Floor
474 sq.ft. (44.0 sq.m.) approx.



Ground Floor
1045 sq.ft. (97.1 sq.m.) approx.

TOTAL FLOOR AREA : 1519 sq.ft. (141.1 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.