

**15 Kintyre Court, Stranraer**

DG9 0EL

Offers Over £70,000 are invited.



# 15 Kintyre Court

Stranraer, DG9 0EL

Local amenities within the west end include general store and Sheuchan Primary School while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all located in and around the town centre approximately one mile distant.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Upper floor maisonette
- Well sought after location
- Walk in condition
- Three bedrooms
- Spacious open plan dining kitchen
- Gas fired central heating
- Elevated views
- Ideal first time purchase
- Potential buy to let investment



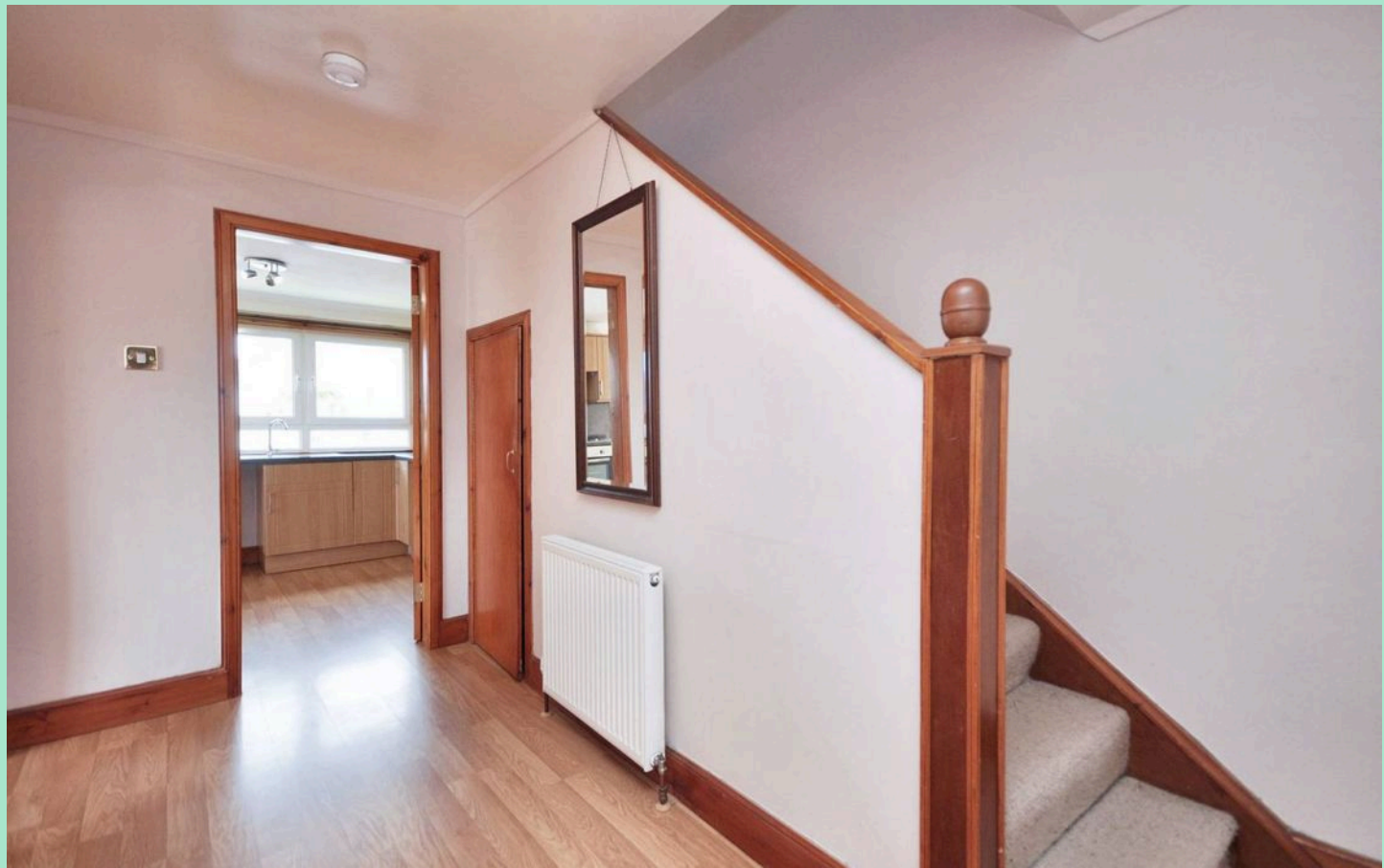


# 15 Kintyre Court

Stranraer, DG9 0EL

Introducing a captivating opportunity to secure a home in the heart of a well-sought-after locale, this spacious upper-floor 3-bedroom maisonette presents itself in impeccable walk-in condition. The property welcomes with elevated views enhancing the living experience, offering a spacious open-plan dining kitchen ideal for every-day comfort. Boasting the convenience of gas-fired central heating, this residence provides a comfortable living environment catered to modern needs. An ideal choice for first-time homeowners or astute investors looking for a lucrative buy-to-let opportunity, this property ticks all the boxes for those seeking a blend of comfort and potential return on investment.

Outside, the communal landscaped garden grounds enveloping the property, a concrete paved pathway meanders through neatly maintained lawns, with steps leading to a balcony entrance with exterior storage. Further complementing the property is allocated parking within the communal grounds, ensuring convenience and peace of mind for residents and visitors alike. With a perfect balance of interior sophistication and exterior charm, this property encapsulates the essence of modern living in a coveted location, promising a lifestyle of comfort, convenience, and potential growth. An opportunity not to be missed for those with an eye for quality and value.





### Hallway

Front entrance via UPVC storm door leading into spacious hallway providing access to full living accommodation. Central heating radiator as well as stairs giving access to upper level accommodation with under stairs storage giving access to both electricity and gas meters.

### Lounge

13' 7" x 12' 6" (4.14m x 3.80m)

Bright and spacious lounge with large double glazed with views stretching over neighbouring properties and country side beyond. Feature electric burning stove as well as central heating radiator and access to dining kitchen.

### Dining Kitchen

22' 3" x 10' 0" (6.78m x 3.06m)

Open plan, spacious dining kitchen, fully fitted with both floor and wall mounted units comprising of integrated electric fan oven and gas hob with fitted extractor. Stainless steel sink with mixer tap as well as integrated fridge freezer. Large double glazed window to both side and rear of property as well central heating radiator.

### Shower Room

7' 5" x 5' 5" (2.27m x 1.66m)

Bright and modern shower room on the upper level comprising of walk in mains shower with splash panel boarding. Separate WHB with fitted cabinets and fitted WC, central heating radiator and double glazed window.

### Bedroom

12' 1" x 10' 0" (3.69m x 3.06m)

Spacious double bedroom on the upper level with generous built in storage. Large double glazed window providing open views over neighbouring properties and countryside beyond as well as central heating radiator.





**Bedroom**

12' 6" x 9' 1" (3.80m x 2.77m)

Spacious double bedroom on the upper level with generous built in storage. Large double glazed window providing open views over neighbouring properties and countryside beyond as well as central heating radiator.

**Bedroom**

11' 1" x 9' 7" (3.38m x 2.91m)

Spacious double bedroom on the upper level with generous built in storage. Double glazed window as well as central heating radiator.

**Garden**

Communal landscaped garden grounds surrounding property with concrete paved pathway and maintained lawns. Balcony giving access to property with exterior storage.

**ALLOCATED PARKING**

1 Parking Space

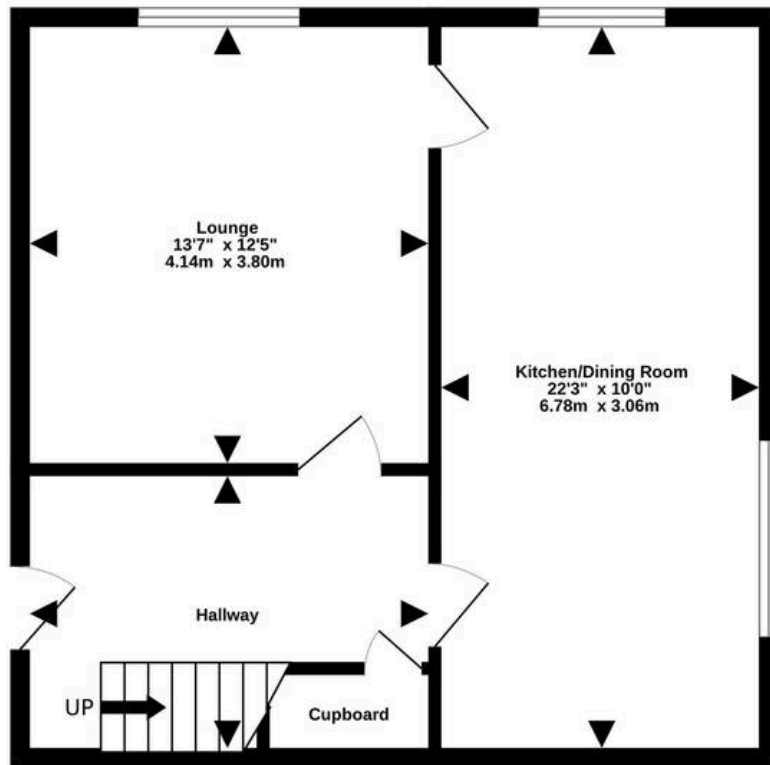
Allocated parking on communal grounds.



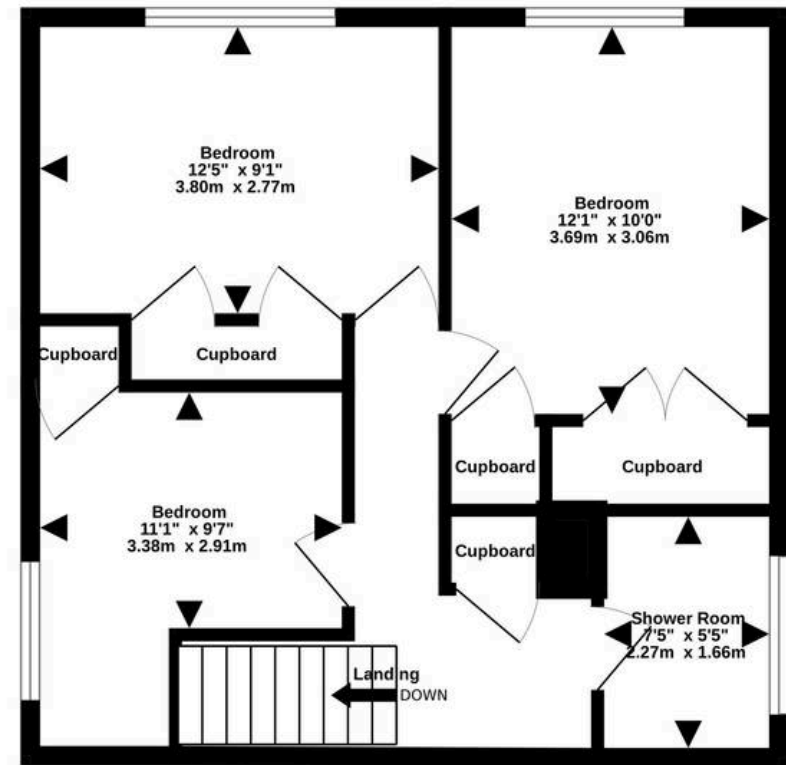




Ground Floor  
500 sq.ft. (46.4 sq.m.) approx.



1st Floor  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.5 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.