

PEDESTRIAN ACCESS
TO
CALEDONIA COURT

18 Caledonia Court, Stranraer

DG9 7BN

PRICE: Offers Over £40,000 are invited

18 Caledonia Court

Stranraer, Stranraer

Of traditional construction under a tiled roof, it is ideally suited to the first-time buyer or those requiring easy access to supermarkets, healthcare, indoor leisure pool complex, and both secondary and primary schools. The outlook to the front is over Lewis Street and to the rear over the shared car parking.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Newly refurbished upper floor apartment
- Ideal first time purchase
- Convenient location
- Newly installed kitchen
- Potential buy-to-let investment
- Newly installed bathroom
- Full UPVC double glazing
- Allocated parking



18 Caledonia Court

Stranraer, Stranraer

Introducing a charming 1 bedroom newly refurbished upper floor apartment. Ideal for those seeking an affordable yet stylish abode, this property is perfect for first-time buyers. Boasting a conveniently central location, residents can enjoy easy access to nearby amenities and public transportation.

The apartment features a brand-new kitchen and bathroom, offering a contemporary living experience. With potential as a buy-to-let investment, this property is a versatile opportunity. Complete with full UPVC double glazing and allocated parking, practicality meets comfort in this inviting living space.



Hallway

Access to the property is by way of a secure intercom system and then to a uPVC storm door. The hallway provides access to all the accommodation.

Lounge

This is a most comfortable room to the front of the property with an outlook over Lewis Street via UPVC double glazed window. Electric panel heater and TV point.

Boxroom

This most useful walk-in storage cupboard housing the electric meter/fuseboard.

Kitchen

Newly installed, bright and modern kitchen, fitted with both floor and wall mounted units comprising of a brand new integrated electric fan oven and ceramic hob with extractor fan. Stainless steel sink with mixer tap as well as plumbing and fitted washing machine. Double glazed window to the rear as well as built in storage giving access to hot water tank and electric panel heater.

Bathroom

A newly installed bathroom which has been fitted with a white suite comprising WHB, WC and bath. There is an electric shower in place over the bath with splash panel boarding and heated towel rack. Double glazed window to the rear also.

Bedroom

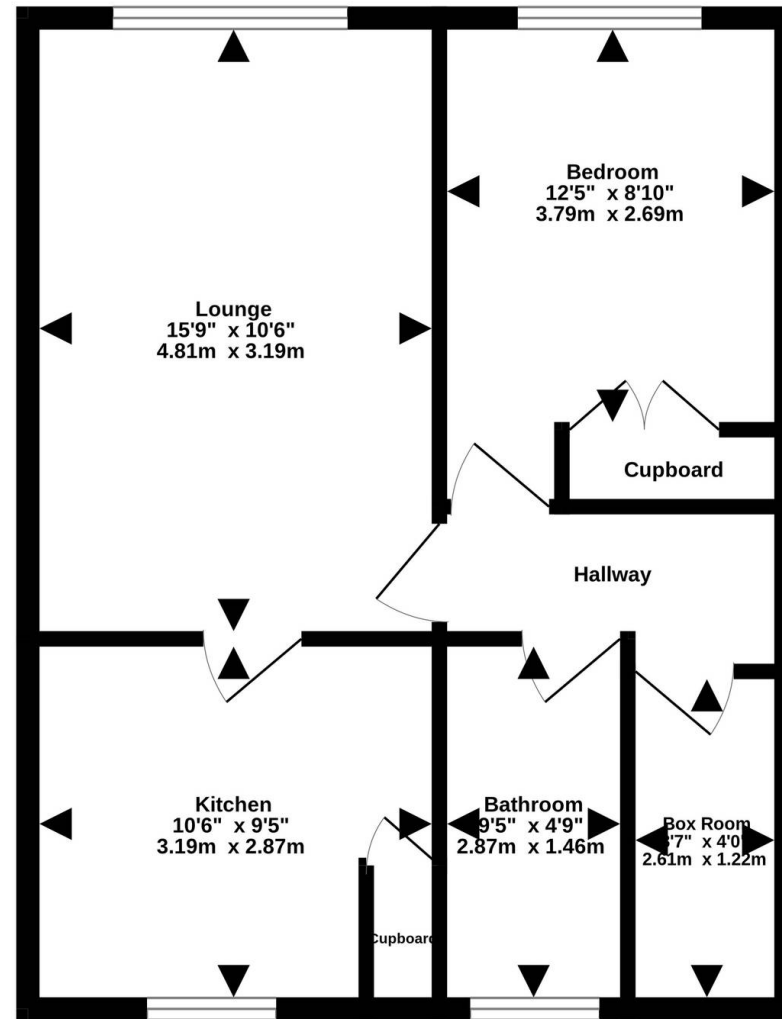
A bright and spacious double bedroom to the front with built-in wardrobe, TV point and electric panel heater.

Allocated parking

1 Parking Space - Residential parking to the rear.



Ground Floor
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 485 sq.ft. (45.1 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.