SWPC
south west property centre

27 Sun Street, Stranraer

DG9 7JL

PRICE REDUCTION: Offers Over **£100,000 are invited.**

27 Sun Street

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: B

EPC Energy Efficiency Rating: F

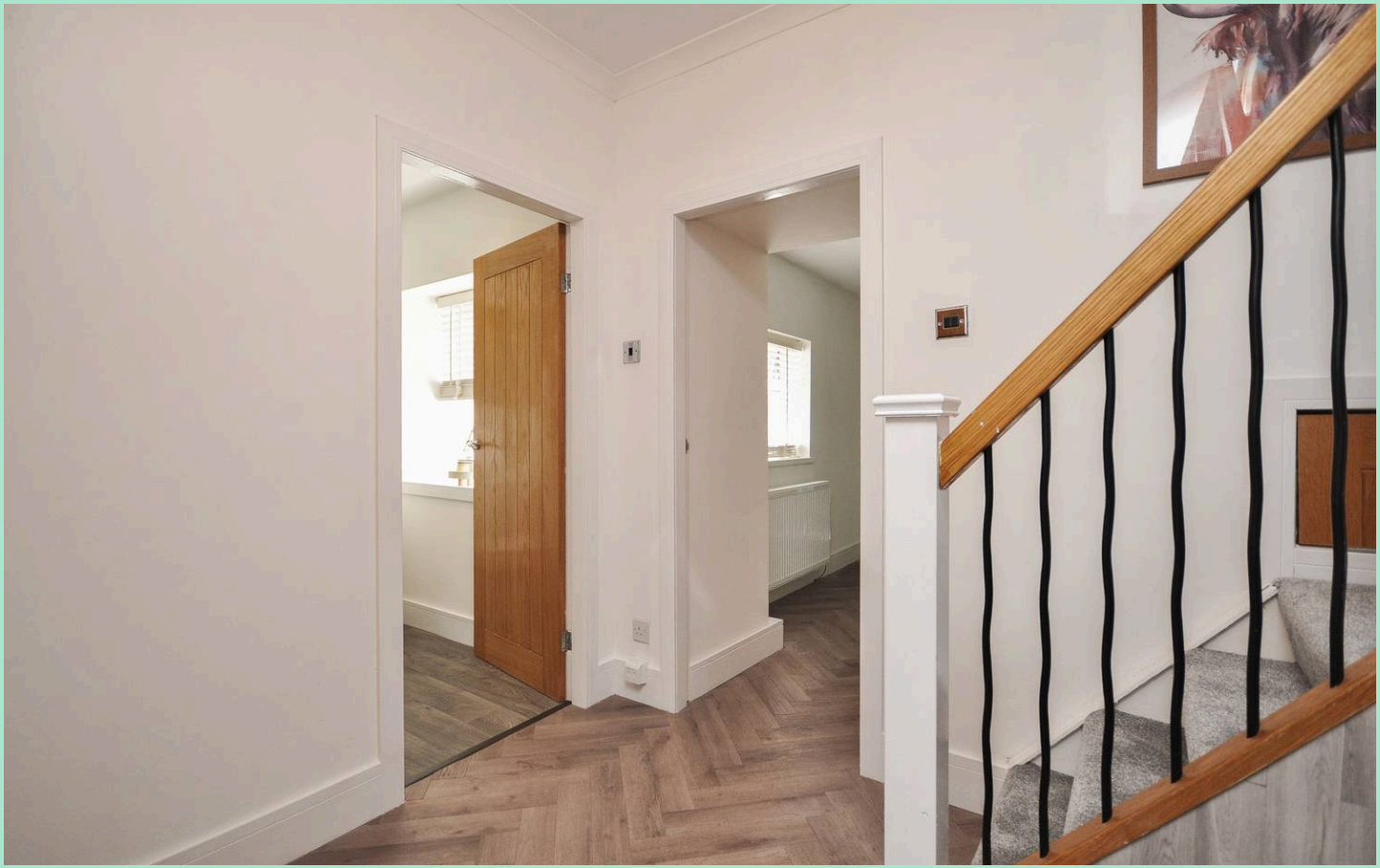
- Well-presented two-bedroom mid-terraced property
- Spacious lounge with contemporary media wall and electric fire
- Modern fitted kitchen with integrated appliances
- Stylish ground floor shower room
- Two well-proportioned bedrooms
- Full UPVC double glazing
- Ideal first time purchase or buy to let investment
- Mains gas supply to property
- Fully enclosed low-maintenance rear garden
- Convenient location close to town centre amenities

27 Sun Street

Stranraer

Situated within easy reach of Stranraer town centre and local amenities, this well-presented two-bedroom mid-terraced property offers deceptively spacious accommodation over two levels and would be ideally suited to first-time buyers, couples, small families or those seeking a property with strong holiday let potential.

The accommodation is entered via a welcoming hallway which leads to a bright and spacious lounge featuring a contemporary media wall with inset electric fire and display shelving, creating an attractive focal point to the room. The modern fitted kitchen offers a range of wall and base units, integrated appliances and space for informal dining, while a separate utility room provides additional storage and laundry facilities. Completing the ground floor is a stylish shower room fitted with a contemporary white suite and walk-in shower enclosure.



27 Sun Street

Stranraer

On the upper floor, a naturally bright landing provides access to two well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and generous floor space, whilst the second bedroom offers a versatile room suitable as a child's bedroom, guest room or home office.

Externally, the property enjoys a fully enclosed and easily maintained rear garden comprising artificial lawn, gravelled sections and patio space, providing an excellent outdoor area for everyday use.

The property further benefits from double glazing and electric heating with the addition of a mains gas supply.

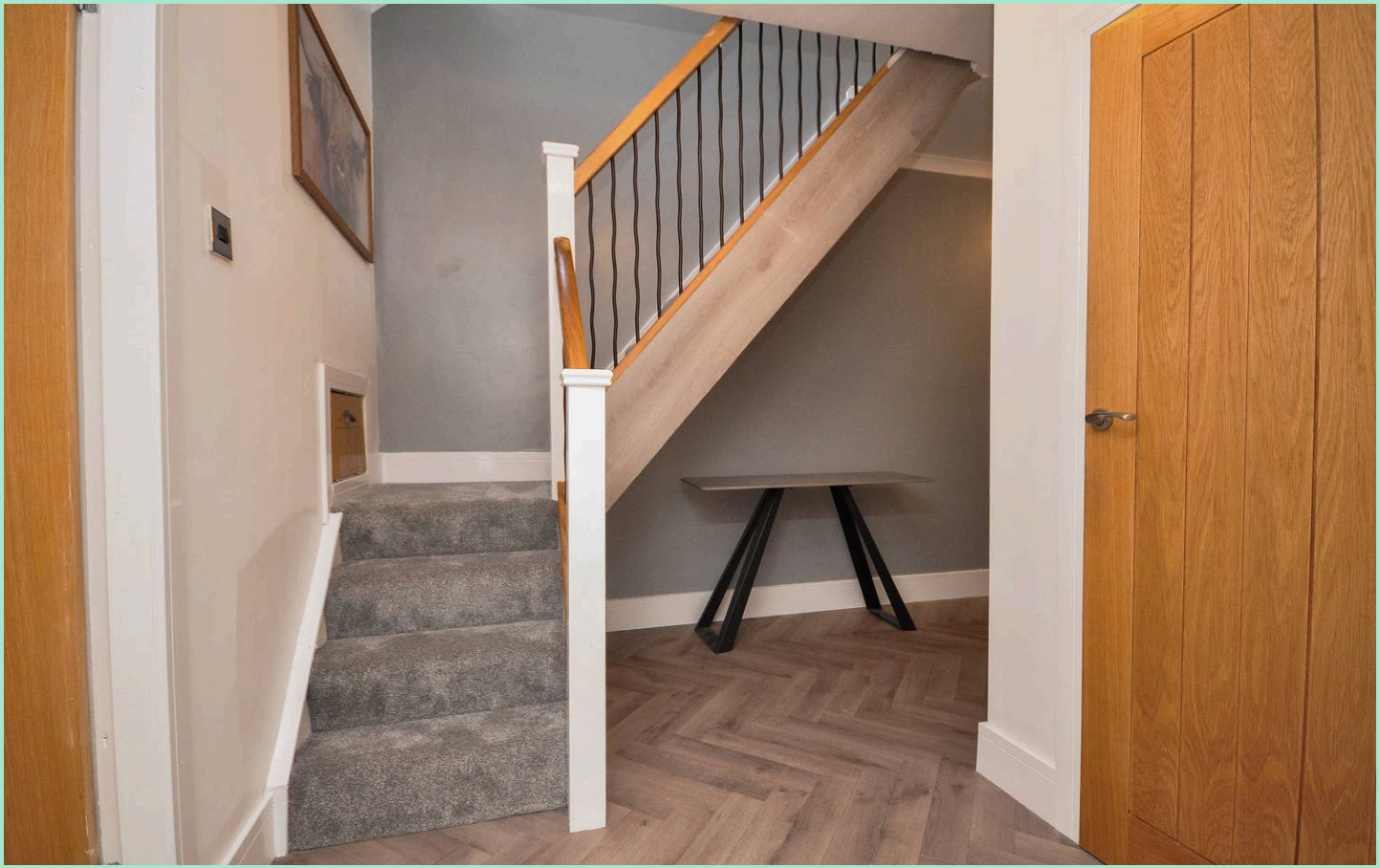
Viewing is to be thoroughly recommended to appreciate the standard of accommodation on offer.

Hallway
Entered via a welcoming entrance hall featuring contemporary herringbone-effect flooring, carpeted staircase to the upper floor and useful built in storage. The hall provides access to the principal ground floor accommodation and offers a bright and modern introduction to the property.

Lounge
11' 11" x 10' 6" (3.63m x 3.20m)
A stylish and well-presented lounge featuring contemporary herringbone-effect flooring and a bespoke media wall incorporating recessed display shelving, feature lighting and an inset electric fire. A large window provides good levels of natural light, whilst modern décor and upgraded finishes create an attractive and comfortable living space.

Shower Room
8' 3" x 5' 8" (2.52m x 1.73m)
A contemporary shower room fitted with a large walk-in shower enclosure, WC and pedestal wash hand basin. Finished with modern wall panelling, recessed ceiling spotlights and stylish fittings, creating a practical and low-maintenance space.

Kitchen
10' 6" x 9' 4" (3.20m x 2.85m)
A beautifully presented contemporary dining kitchen fitted with an attractive range of shaker-style wall and floor mounted units complemented by contrasting work surfaces and splashbacks. Integrated double oven, induction hob with extractor hood over and ample storage throughout. The room benefits from recessed ceiling spotlights, modern herringbone-effect flooring as well a window overlooking the rear garden, whilst a door offers direct access to the rear utility space.



Utility Room
7' 3" x 5' 10" (2.21m x 1.77m)
A practical and well-presented utility room fitted with a range of base and wall mounted storage units complemented by worktop surfaces and tiled splashbacks. The room provides dedicated space for laundry appliances and additional household storage. A window to the rear elevation allows for natural light, as well as rear outside access to garden grounds.

Landing
A bright and welcoming upper landing benefiting from a Velux roof window which allows an abundance of natural light. The landing provides access to the first-floor accommodation and offers useful built-in storage within the eaves.

Bedroom
11' 11" x 9' 5" (3.63m x 2.88m)
A spacious and well-presented double bedroom enjoying a bright outlook via a large window to the rear elevation. The room benefits from fitted wardrobes providing excellent hanging and storage space whilst still allowing ample room for freestanding bedroom furniture. Finished in modern neutral décor with fitted carpeting, creating a comfortable and relaxing principal bedroom.

Bedroom
10' 6" x 8' 4" (3.20m x 2.55m)
A well-proportioned second bedroom offering flexible accommodation as a child's bedroom, guest room or home office. The room benefits from a window providing good levels of natural light and features useful eaves storage, maximising the available floor space. Finished in modern neutral décor with fitted carpeting, this comfortable room is ideally suited to a variety of uses.

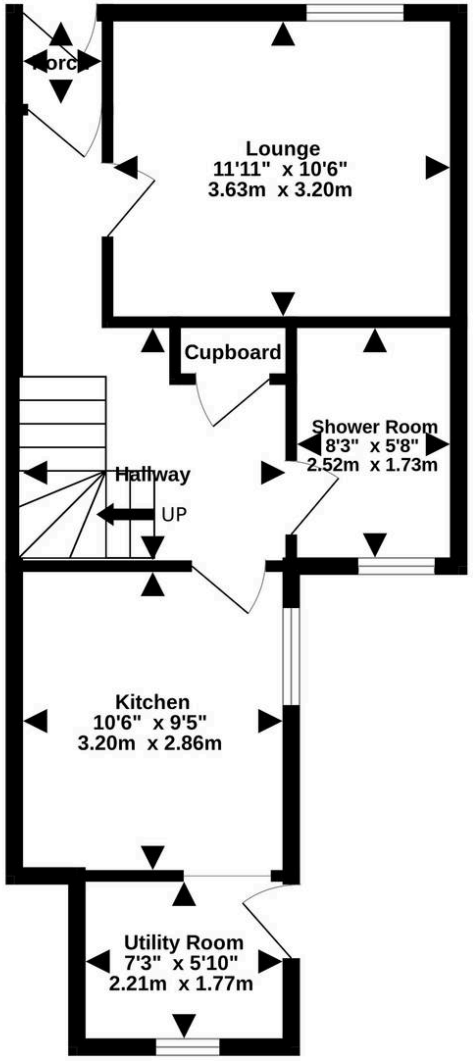
REAR GARDEN

The property benefits from a fully enclosed rear garden which has been designed for low maintenance. The garden is mainly laid with artificial lawn and includes gravelled sections, patio space and mature hedge boundaries. The enclosed nature of the garden makes it well suited to families and those with pets. A useful outdoor area with plenty of space for seating and general outdoor use.

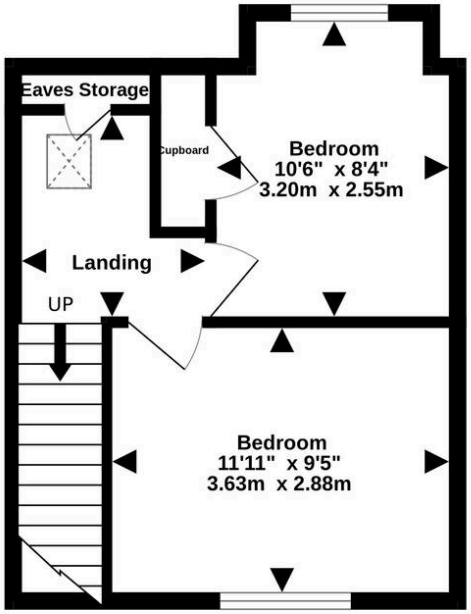
ON STREET

1 Parking Space

Ground Floor
423 sq.ft. (39.3 sq.m.) approx.



1st Floor
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.7 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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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.