



46 Woodland Road, Stranraer

PRICE: Offers Over £135,000 are invited

46 Woodland Road

Stranraer

Woodland Road is situated within an established residential area of Stranraer, within easy reach of the town centre and its range of everyday amenities. Stranraer provides supermarkets, independent shops, primary and secondary schooling, medical facilities, leisure amenities, restaurants and public transport connections. The town occupies a coastal setting on the shores of Loch Ryan and provides convenient road links throughout Wigtownshire and towards Dumfries and Ayrshire. Nearby countryside and coastal areas provide a wide range of walking and outdoor recreational opportunities, while the popular coastal village of Portpatrick is also within easy travelling distance.

Council Tax band: B

EPC Energy Efficiency Rating: C

- Semi-detached ex-local authority property with off road parking
- Three bedrooms (one ground floor bedroom)
- Spacious lounge with fitted stove
- Conservatory providing additional dining/living space
- Modern fitted kitchen
- First floor bathroom
- Entrance vestibule and hallway
- Double glazing & gas fired central heating
- Enclosed rear garden with several seating and landscaped areas & summer house
- Convenient residential location within Stranraer



46 Woodland Road

Stranraer

A well-proportioned three-bedroom semi-detached former local authority property situated on Woodland Road within a popular residential area of Stranraer. The property provides flexible accommodation over two levels and benefits from generous garden ground together with off-road parking. Entry is through an entrance vestibule which leads into the main hallway, with the staircase to the upper floor and access to the ground floor accommodation.

The lounge is a spacious reception room with a window providing natural light, a fitted stove and double doors opening through to the conservatory. The conservatory is currently arranged as a dining area and provides useful additional living space with extensive glazing overlooking and giving access to the garden.

The kitchen is fitted with a range of modern white wall and floor-mounted units with contrasting work surfaces, tiled splashbacks and space for a range-style cooker and additional appliances. A useful breakfast bar/seating area is also incorporated.

Completing the ground floor is a further room currently used as a home gym but of suitable proportions for use as a third bedroom, home office or additional sitting room.

On the first floor there are two generously proportioned double bedrooms. The larger bedroom benefits from fitted mirrored wardrobes, while the second bedroom also provides ample space for freestanding furniture. The bathroom is fitted with a bath with shower over, wash-hand basin with storage and WC.



Externally, the property occupies a generous plot. A driveway to the side provides off-road parking and access to the rear. The gardens have been developed to provide a mixture of lawn, gravelled areas, paved and decked seating areas and established shrubs and planting. There are also timber garden buildings providing useful storage and additional recreational space.

Overall, this is a spacious and well-presented property with flexible three-bedroom accommodation, good outside space and a practical location within Stranraer.

Front entrance

A small entrance vestibule provides a useful buffer between the exterior and main hallway. Entered through a decorative glazed external door, with a window providing natural light and an internal door leading through to the hallway. Under stairs storage also.

Hallway

A well-proportioned central hallway providing access to the ground floor accommodation, with a carpeted staircase rising to the upper level. Finished with neutral décor and carpet flooring, with a built-in storage cupboard and internal doors leading to the principal ground floor rooms. A front window provides natural light to the hall and stair area.

Lounge

16' 1" x 12' 3" (4.91m x 3.74m)

A spacious and well-presented lounge with a front-facing window providing good natural light. The room features a focal-point fireplace with inset stove, together with recessed display shelving/niches to either side. Finished in neutral tones with carpet flooring, the lounge provides ample space for a range of freestanding furniture. Glazed double doors to the rear open directly into the conservatory, extending the living space and providing a pleasant connection with the rear of the property.



Conservatory

10' 1" x 9' 10" (3.07m x 3.00m)

A bright rear-facing conservatory currently arranged as a dining area, with extensive glazing providing plenty of natural light and views over the garden. The room is accessed from the lounge through glazed double doors and provides useful additional living space. Features include a painted brick-effect wall, ceiling-mounted track lighting and space for a good-sized dining table and chairs.

Kitchen

16' 4" x 9' 9" (4.97m x 2.98m)

A well-proportioned kitchen fitted with a range of white wall and base units with contrasting dark work surfaces and tiled splashbacks. There is a stainless-steel sink positioned beneath the window, together with space for a range-style cooker with extractor hood above. Further space and connections are provided for a washing machine and dishwasher, while a freestanding American-style fridge/freezer is currently accommodated at the opposite end of the room. A fitted breakfast bar provides useful additional worktop space and informal seating. The kitchen is finished with a distinctive black and white tiled floor and benefits from good natural light.

Bedroom

10' 1" x 9' 10" (3.07m x 3.00m)

A versatile ground floor room suitable for use as an additional bedroom, study or home office. The room is well proportioned and finished with carpeted flooring, with a tall window providing natural light. There is ample space for freestanding furniture and the room is currently arranged as a home gym, demonstrating its flexibility for a variety of uses.



Master Bedroom

15' 1" x 11' 6" (4.61m x 3.50m)

Spacious double bedroom with carpeted flooring and fitted mirrored wardrobes providing useful storage. The room benefits from good natural light from windows to two elevations, with ample space for additional freestanding bedroom furniture. The partially sloping ceiling adds character without significantly restricting the usable floor area.

Bathroom

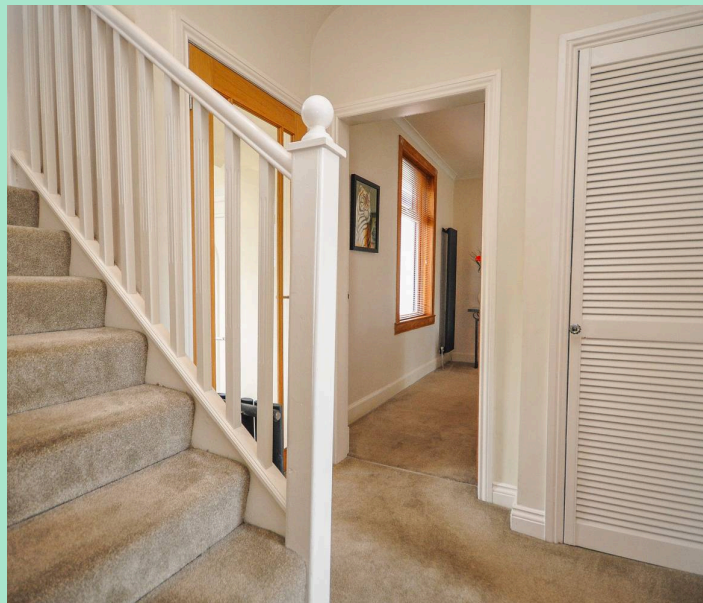
8' 10" x 6' 8" (2.68m x 2.02m)

Well-presented bathroom fitted with a panelled bath, wash hand basin set within a vanity unit and WC. The room is finished with dark tiled walls, patterned flooring and benefits from natural light through an obscured window. The partly sloping ceiling adds some character to the room.

Bedroom

15' 1" x 10' 6" (4.61m x 3.19m)

Generous double bedroom with two windows providing good natural light. The room is carpeted and has a partly sloping ceiling, with ample space for a double bed and freestanding bedroom furniture.



Rear Garden

Generous enclosed rear garden arranged over a number of distinct areas, including a decked seating area immediately adjoining the property, gravelled sections with stepping-stone paths, and a further paved patio area. The garden is bordered by a variety of mature shrubs and established planting, providing a good degree of screening. Additional features include a timber garden shed, separate timber summer house and a pergola structure, with further seating areas positioned throughout the garden.

Front Garden

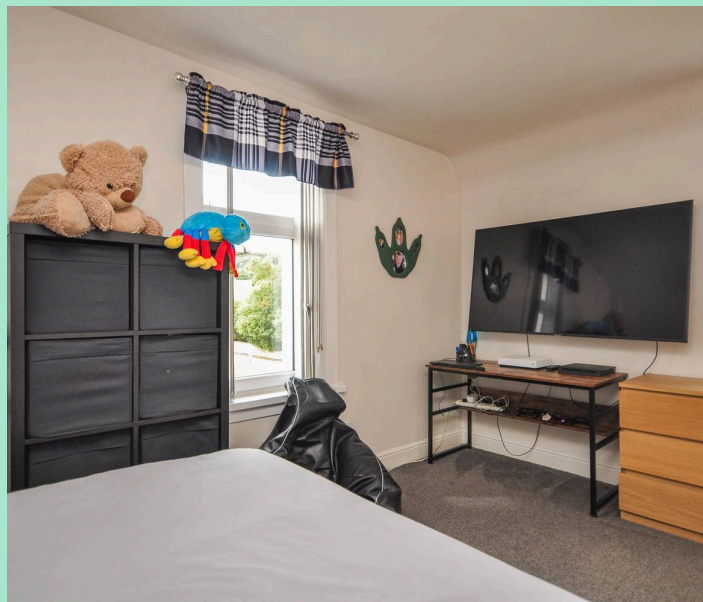
Well-maintained front garden laid mainly to lawn, with established borders containing a variety of mature shrubs, flowering plants and small trees. The garden is enclosed by a combination of boundary walling, fencing and mature planting, with paved pathways providing access around the property. The established planting gives the garden an attractive, private feel while remaining relatively easy to maintain.

Driveway

2 Parking Spaces

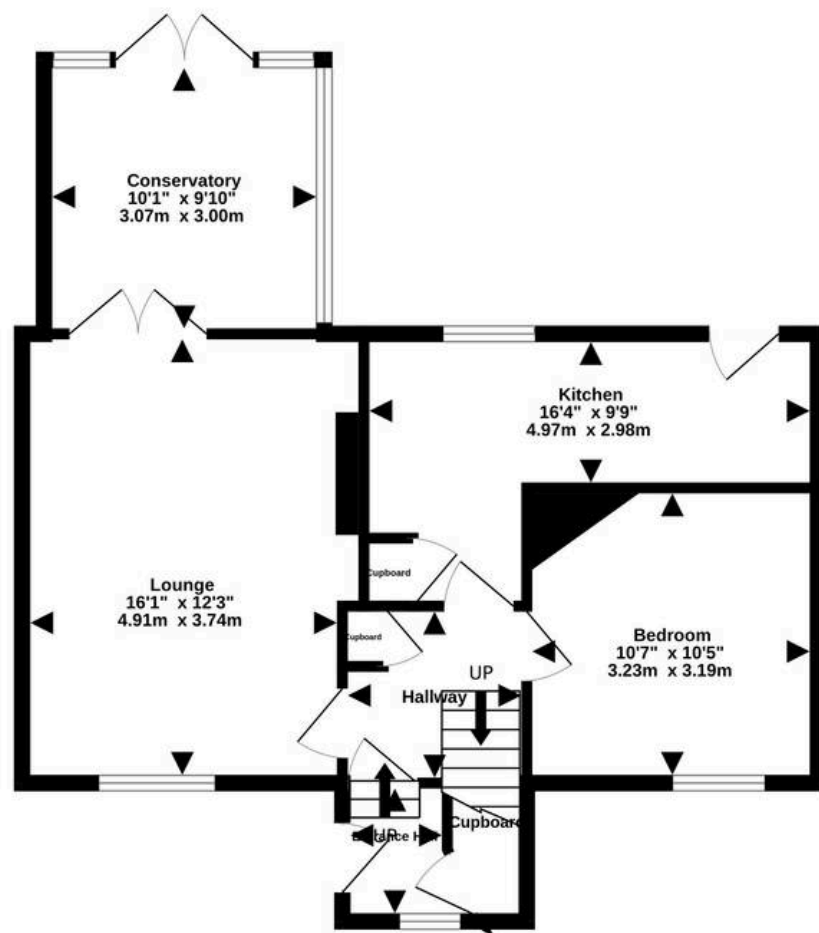
Concrete driveway providing ample off road parking.

On street

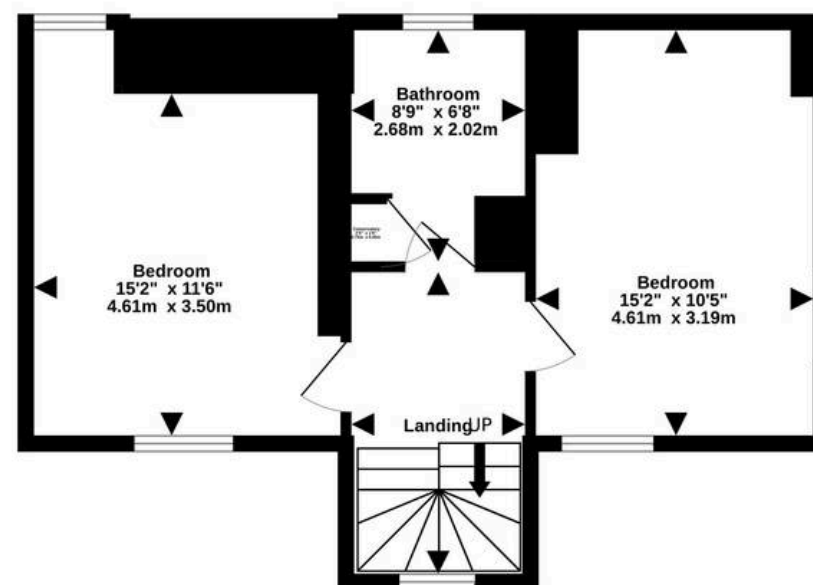




Ground Floor
583 sq.ft. (54.2 sq.m.) approx.



1st Floor
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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