



13 Agnew Crescent, Stranraer
Stranraer, DG9 7JY

Offers Over £130,000 are invited

13 Agnew Crescent

Stranraer

Local amenities nearby include Sheuchan Primary School, general stores, Stranraer Watersports Facilities, Stranraer Marina, and Agnew Park. All major amenities are to be found in and around the town centre including supermarkets, healthcare, indoor leisure pool complex and secondary school. There is also a secondary school transport service available close by.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- A well-proportioned townhouse located on the seafront of Stranraer
- From the property there views towards the harbour
- Only a short walk from all town centre amenities
- Delightful period features to appreciate
- Flexible accommodation laid out over three levels
- Scope for some general modernisation
- Enclosed garden ground to the rear
- Gas central heating (new boiler installed)
- Newly fitted 22mm gas pipework along with newly installed Worcester Bosch boiler.



13 Agnew Crescent

Situated in a prime seafront position along the shoreline of Loch Ryan, this impressive five-bedroom terraced townhouse offers a rare opportunity to acquire a substantial family home with views towards the harbour. The property is enviably situated just moments from the vibrant town centre, placing a wealth of amenities, shops, and restaurants within easy walking distance. The home unfolds over three spacious levels, providing flexible accommodation that can be adapted to suit a variety of lifestyles. Period features such as ornate cornicing, high ceilings, and attractive period woodwork add a touch of timeless elegance throughout. The well-proportioned reception rooms are perfect for both relaxed family living and entertaining, and the versatile layout offers scope for home offices, guest rooms, or creative spaces. While the property would benefit from some general modernisation, it has been thoughtfully maintained, including the recent installation of a new gas central heating boiler for added comfort and efficiency.

To the rear of the townhouse, a generous and fully enclosed garden provides a peaceful outdoor retreat, ideal for family gatherings, summer barbeques, or simply unwinding amidst the fresh coastal air. Mature planting and established borders lend a sense of privacy and seclusion, while the size of the garden offers plenty of potential for keen gardeners or those wishing to create their own bespoke outdoor haven.



Hallway

The terrazzo tiled porch is accessed by way of a wooden storm door. There is an etched glass interior door to the hallway providing access to the ground floor accommodation and the spindle and rail staircase to the first and second floors. Under-stairs cupboard and a CH radiator.

Bedroom 1

A ground floor bedroom to the front with a display recess, wall lights and a CH radiator.

Bedroom 2

A further ground floor bedroom to the the rear with a CH radiator.

Kitchen

The kitchen is fitted with a range of floor and wall mounted units with cream worktops. Electric cooker point and tiled flooring.

Utility Room

The utility room is fitted with contemporary floor units with granite-style worktops incorporating a stainless steel sink. Plumbing for an automatic washing machine. Tiled flooring.

Landing

The first floor landing provides access to the upper lounge, a bedroom, the bathroom and the shower room.

Upper Lounge

A generous upper lounge featuring a Fyfe stone fire surround housing a gas fire. From the lounge there are views towards the harbour to Loch Ryan beyond. CH radiator and a TV point.

Bedroom 3

A first floor bedroom to the rear with built-in wardrobes and a CH radiator.



Bathroom

The bathroom is fitted with a three-piece suite in white comprising a WHB, WC and a bath with a shower over.

Shower Room

The shower room is fitted with a WHB, WC and a shower cubicle housing a mains shower. CH radiator.

Landing

The 2nd floor landing provides access to the remaining bedrooms and a boxroom.

Bedroom 4

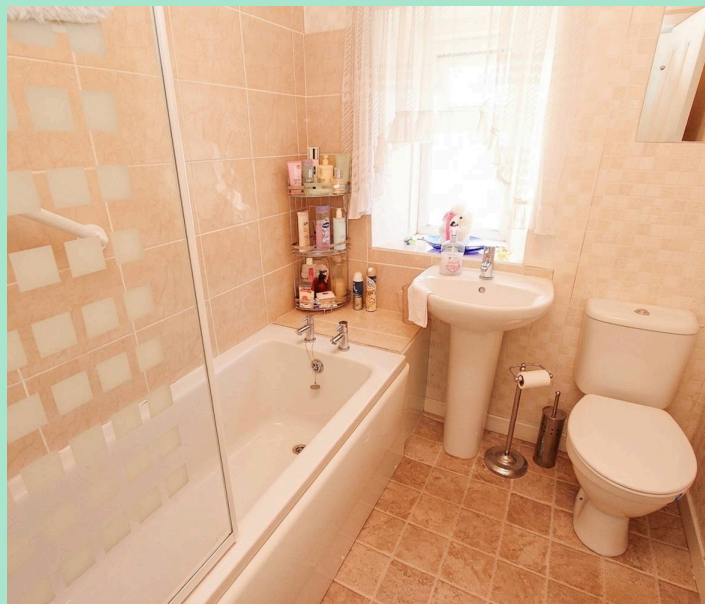
A bedroom with a bay window to the front overlooking the harbour. CH radiator.

Bedroom 5

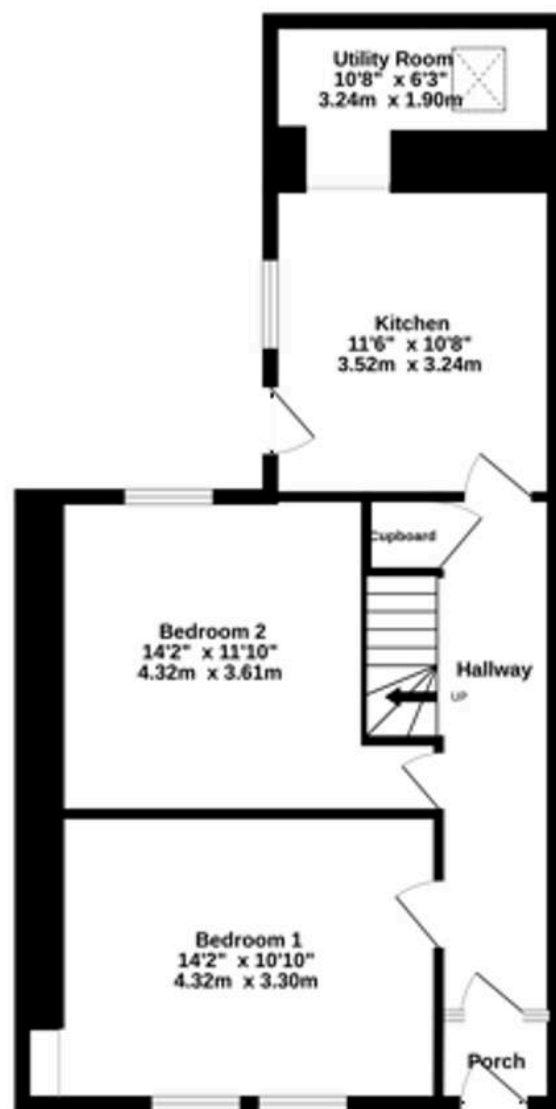
A bedroom with a bay window to the rear. CH radiator.

Garden

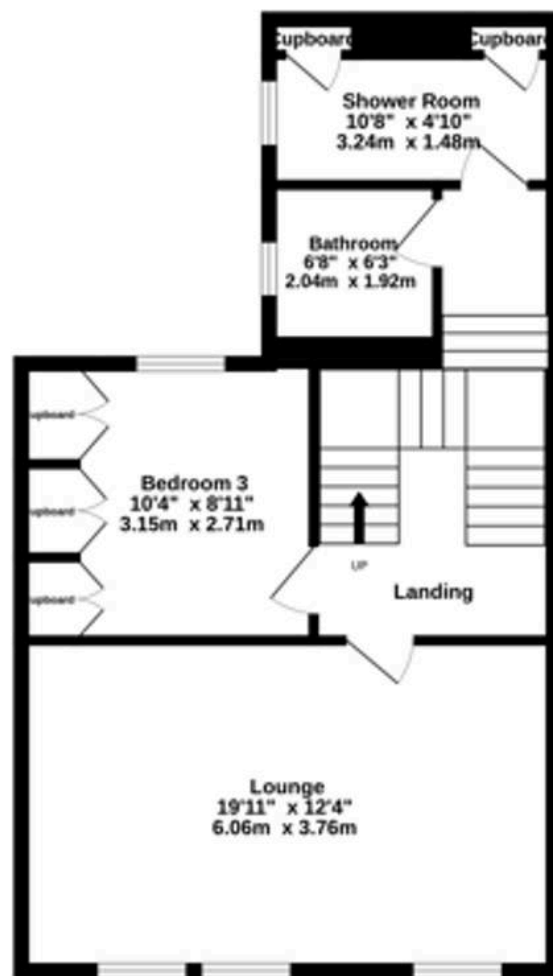
To the rear of the property, there is a generous area of enclosed garden ground comprising a concrete patio, lawn, screen hedging, flower borders and a vegetable plot with a greenhouse.



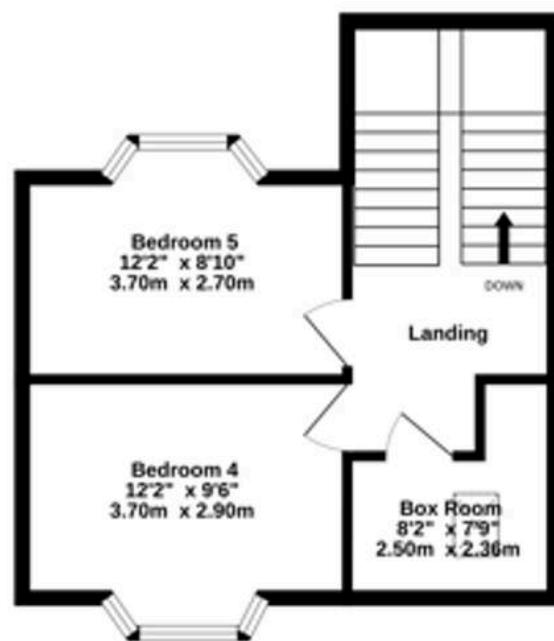
Ground Floor
599 sq.ft. (55.6 sq.m.) approx.



1st Floor
577 sq.ft. (53.6 sq.m.) approx.



2nd Floor
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 1547 sq.ft. (143.7 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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