



11 Caledonia Court, Stranraer

PRICE: Offers Over £38,000 are invited

11 Caledonia Court

Stranraer

The property is ideally situated within easy walking distance of the town centre, seafront, local college, primary schools, health care, sports centre, theatre, convenience store and supermarket. All other major amenities are to be found in and around the town centre.

Council Tax band: A

EPC Energy Efficiency Rating: C

- A first floor flat
- In excellent condition throughout
- New fitted flooring throughout
- Fully redecorated
- Beech design kitchen
- Delightful bathroom
- Gas central heating and uPVC double glazing



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Presenting a well-appointed first floor one-bedroom flat, this residence is offered in excellent condition throughout, providing an inviting proposition for discerning buyers looking for an investment opportunity. Fully redecorated and boasting brand new fitted flooring, the interior provides a contemporary ambience. The property benefits from beech design kitchen featuring ample workspace. The generous living space is bathed in natural light and the well-proportioned bedroom is enhanced with fitted wardrobes. The delightful bathroom is fitted with a modern three piece suite in white. Practicality is assured with the inclusion of gas central heating and uPVC double glazing, ensuring year-round comfort. Every detail has been carefully considered to enhance the sense of quality and ease, making this flat a truly outstanding opportunity for first-time buyers, downsizers, or investors seeking a turnkey property.



Hallway

The property is accessed by way of a composite storm door. CH radiator.

Lounge

A lounge to the front with wall lights, a CH radiator and a TV point.

Kitchen

The kitchen is fitted with a range of beech design floor and wall-mounted units with granite-style worktops incorporating a stainless steel sink with a mixer tap. There is a ceramic hob, a built-in oven and plumbing for an automatic washing machine.

Bathroom

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

Bedroom

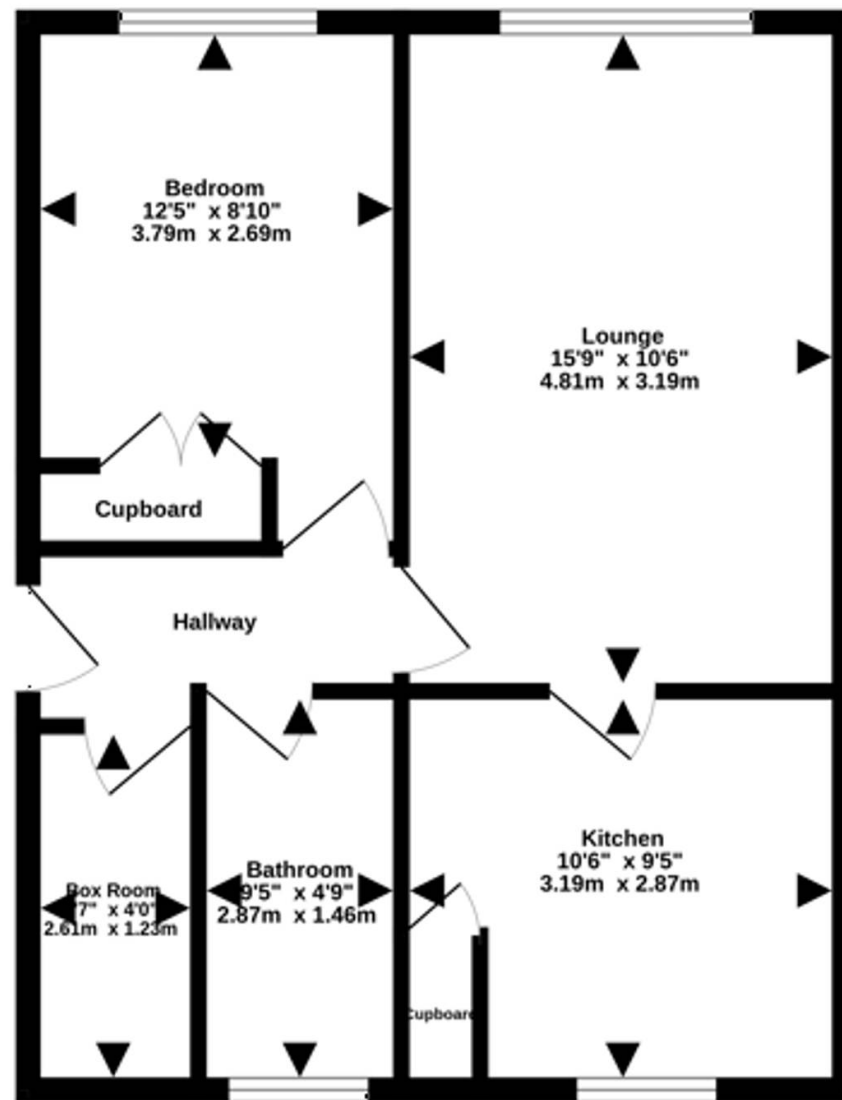
A bedroom to the front with a built-in wardrobe and a CH radiator.

Box Room

A useful storage room housing the electric consumer unit.



First 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.