



21a North Strand Street, Stranraer

DG9 7LD

Offers Over £55,000 are invited

## 21a North Strand Street

Stranraer

All major amenities including supermarkets, healthcare, indoor leisure pool complex and schooling are located in and around the town centre a short distance away.

Council Tax band: B

Tenure: Freehold

- Spacious upper floor maisonette
- Traditional features
- Town centre location
- Walking distance to all amenities
- Three double bedrooms
- Gas fired central heating
- Full UPVC double glazing
- Roof terrace



## 21a North Strand Street

### Stranraer

This spacious three bedroom terraced maisonette offers an excellent opportunity to enjoy comfortable living in the heart of the town centre. Set over the upper floors, the property blends traditional features with modern convenience, including gas fired central heating and full UPVC double glazing. Each of the three bedrooms is a generous double, providing ample space for family or guests.

The bright and airy living areas are well-proportioned, with plenty of natural light throughout. The property's prime location puts you within easy walking distance of all local amenities, shops, cafes, and transport links, making it ideal for those seeking the best of urban living.

Outside, the maisonette benefits from an enclosed roof terrace accessed from the first floor. This property combines character and convenience in a sought-after location.



### Entrance

Ground floor shared entrance leading to upper level split entrance giving access to property leading to under stairs storage and rear exterior access. Stairs giving access to full living accommodation.

### Hallway

Open hallway giving access to full first floor living accommodation with stairs leading to top floor accommodation. Central heating radiator.

### Lounge

16' 10" x 12' 8" (5.14m x 3.85m)

Bright and spacious lounge on the first floor to front of property with large two large double glazed units providing a front outlook. Boasting from original features including cornice plaster work and former feature fireplace as well as central heating radiator.

### Kitchen

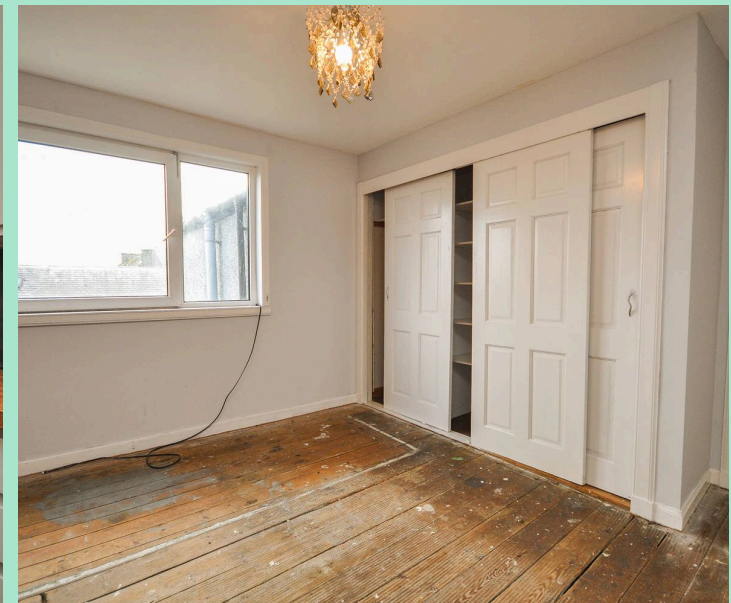
12' 1" x 8' 0" (3.68m x 2.43m)

Towards rear of property, a fully fitted kitchen benefitting from both floor and wall mounted units. Comprising of a black composite sink with swan neck mixer tap as well as integrated electric fan oven and hob as well as access to central heating boiler. Large double glazed unit providing a rear outlook as well as central heating radiator.

### Bathroom

8' 4" x 5' 1" (2.55m x 1.55m)

A generous sized first floor bathroom with modern fixtures and fittings to include a mains shower bath with splash panel boarding. A wall mounted WHB with fitted vanity unit as well as fitted WC. Wall mounted heated towel rack also.



### Bedroom

12' 1" x 11' 9" (3.68m x 3.59m)

A bright and spacious double bedroom on the top level benefitting from large rear double glazed window providing elevated coastal views as well as central heating radiator and generous built in storage.

### Bedroom

9' 11" x 8' 11" (3.02m x 2.72m)

A bright double bedroom on the top level benefitting from large double glazed window providing a front outlook as well as central heating radiator.

### Bedroom

12' 8" x 11' 9" (3.85m x 3.59m)

A bright, third double bedroom on the top level benefitting from large double glazed window providing a front outlook as well as central heating radiator.

### Garden

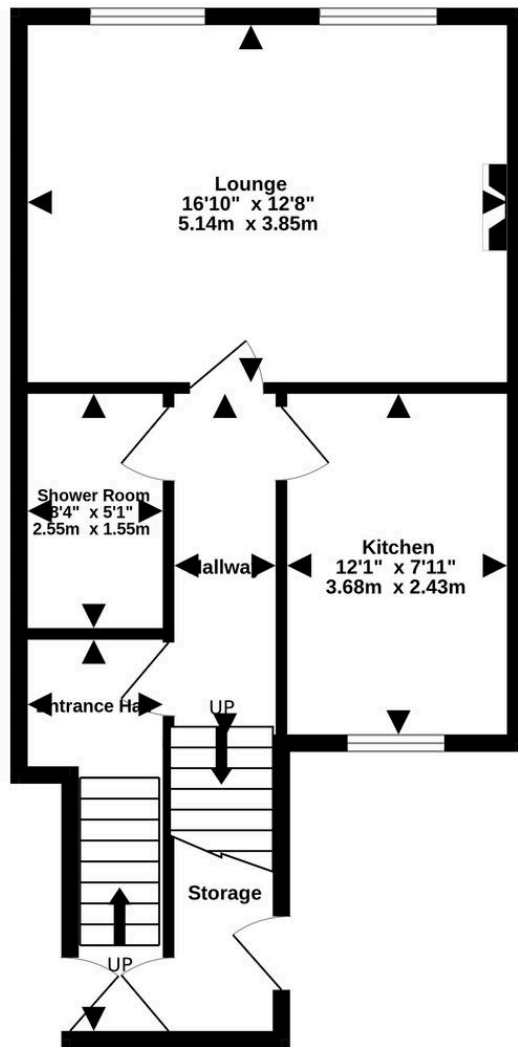
Roof terrace accessed from the first floor.

### ON STREET

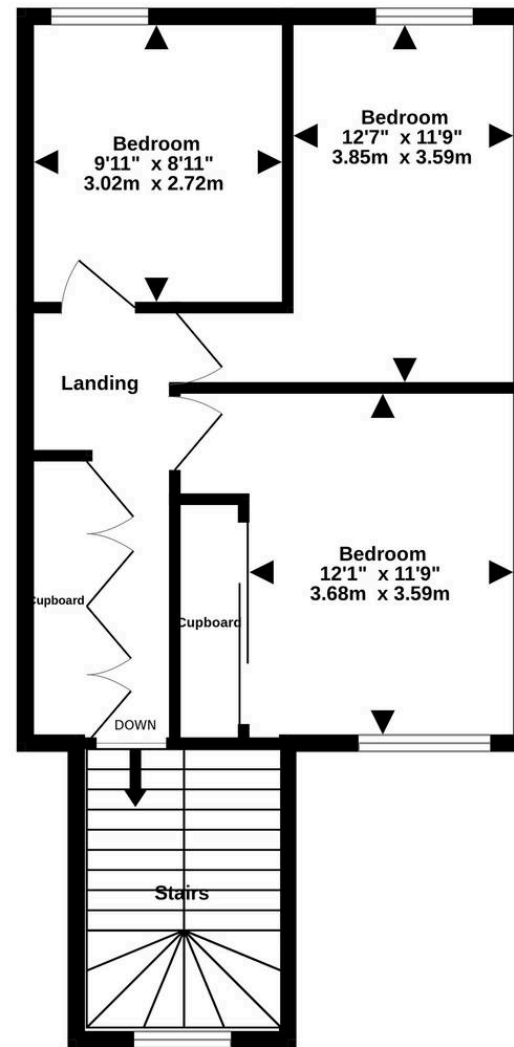
1 Parking Space



Ground Floor  
489 sq.ft. (45.4 sq.m.) approx.



1st Floor  
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.8 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.





## South West Property Centre Ltd

South West Property Centre, Charlotte Street - DG9 7ED

01776 706147

[property@swpc.co.uk](mailto:property@swpc.co.uk)

[www.southwestpropertycentre.co.uk](http://www.southwestpropertycentre.co.uk)



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.