



22 Caledonia Court, Stranraer

PRICE: Offers Over £37,000 are invited

22 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: D

- A ground floor flat
- Located just off the town centre
- In excellent condition throughout
- Spacious kitchen
- Delightful bathroom
- Gas central heating and uPVC double glazing
- An ideal buy-to-let investment opportunity



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Presenting a superb opportunity to acquire a beautifully presented one bedroom ground floor flat, perfectly situated just off the town centre. This residence is offered in excellent condition throughout. Upon entering, you are greeted by a welcoming hallway that leads into the heart of the home - a double aspect lounge and a spacious and thoughtfully designed kitchen. This culinary space is both practical and inviting, featuring ample worktop surfaces and cabinetry. The bedroom is generously proportioned, providing a retreat with room for freestanding furniture and personal touches, while the delightful bathroom is appointed with modern fixtures, including a white suite and tasteful tiling. The property also benefits from gas central heating and uPVC double glazing. The flat's layout is intelligently designed to maximise space and functionality, making it an ideal choice for first-time buyers or those seeking a prime buy-to-let investment opportunity.



Hallway

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

Lounge

A double aspect lounge to the front with a CH radiator and a TV point.

Kitchen

The kitchen is fitted with a range of floor and wall-mounted units in white with granite-style worktops incorporating a stainless steel sink with a mixer tap. There is an electric hob, extractor hood, 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 a bath with an electric shower over. CH radiator.

Bedroom

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

Box Room

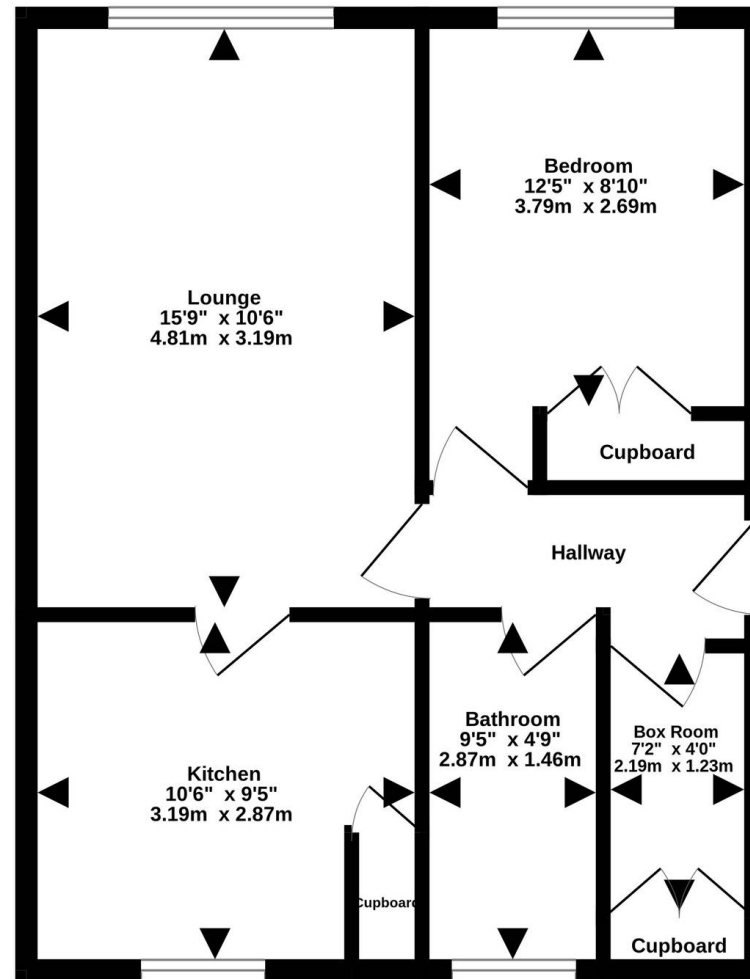
Most useful storage or a home office. Built-in cupboards and a CH radiator.

Off street





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.