



Flat 11, Dunragit House, Dunragit

Stranraer, DG9 8PH

Guide Price £155,000

Flat 11

Dunragit House, Stranraer

The village of Dunragit is located approximately five miles from the town of Stranraer and has access to some lovely countryside including woodland walks and the shores of Luce Bay. There is an excellent 18-hole golf course close by. All major amenities are to be found in Stranraer and include supermarkets, healthcare, indoor leisure pool complex and secondary school.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Formed from part of a former mansion house
- Excellent condition throughout
- Laid out over the second & third floors
- Most spacious family accommodation
- Delightful views over the surrounding countryside
- Modern electric heating
- Wood burning stoves
- Shared garden grounds



Flat 11

Dunragit House, Stranraer

An opportunity to acquire a charming 3-bedroom maisonette that exudes character and charm, forming part of a former mansion house, now converted into separate living spaces. The property, spread over the second and third floors, presents itself in excellent condition throughout, offering the perfect blend of period features and modern convenience.

From the property there are impressive views over the surrounding countryside.

In excellent condition throughout the property benefits from a 'dining' kitchen, well-appointed bathroom, delightful shower room, attractive period fireplaces, sympathetic decor, modern electric heating and several new double glazed sash & case windows.

This well-proportioned residence offers spacious family accommodation over 2 levels.

Situated in a location that offers a perfect balance of peace and convenience, yet only a short drive away from from of all necessary amenities, located in the town of Stranraer.



Hallway

The property is accessed by way of a shared entrance hallway and shared staircase.

Lounge

A spacious main lounge to the front with pleasant views over the surrounding countryside. There is a woodburning stove set into an inglenook fireplace. Wooden flooring, electric radiators and TV point.

Kitchen

The kitchen is fitted with a range of shaker design floor and wall mounted units with granite style worktops incorporating an asterite sink with swan neck mixer. There is an electric cooker point and plumbing for an automatic washing machine. Electric radiator.

Dining Room

A further reception room to the front featuring a wooden fire surround with tile insert housing a woodburning stove. Electric radiator.

Shower Room

A generous shower room fitted with a WHB, WC and corner shower cubicle with an electric shower. Ceramic wall tiling and heated towel rail.

Study/4th Bedroom

This space is currently used a boot room but could easily be utilised as a home office or as a 4th bedroom.

Bedroom 3

A bedroom to the rear with cast iron fire surround, fitted double wardrobe, storage cupboard and electric radiator.

WC

Located off the staircase and fitted with a WHB and WC.



Landing

The stairway and landing provide access the 3rd floor accommodation.

Bathroom

The bathroom is fitted with a 3-piece suite in white comprising a WHB, WC and roll-top bath. Heated towel rail and electric fan heater.

Bedroom 1

A generous double aspect bedroom with windows to the front and rear. Electric radiator and TV point.

Bedroom 2

A further generous bedroom with views to the front. Large built-in wardrobes and electric radiator.

Garden

The property has access to shared garden ground comprised of lawns, mature shrubs and trees.

OFF STREET

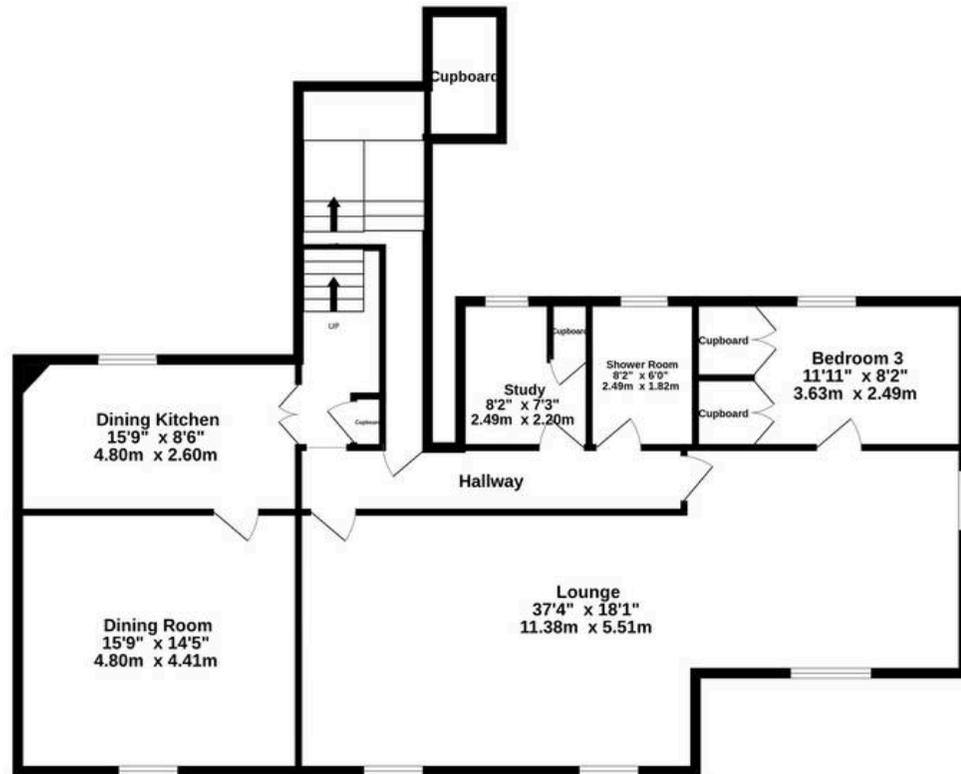
1 Parking Space

There is a shared parking area to the front of the property for up to 10 vehicles.

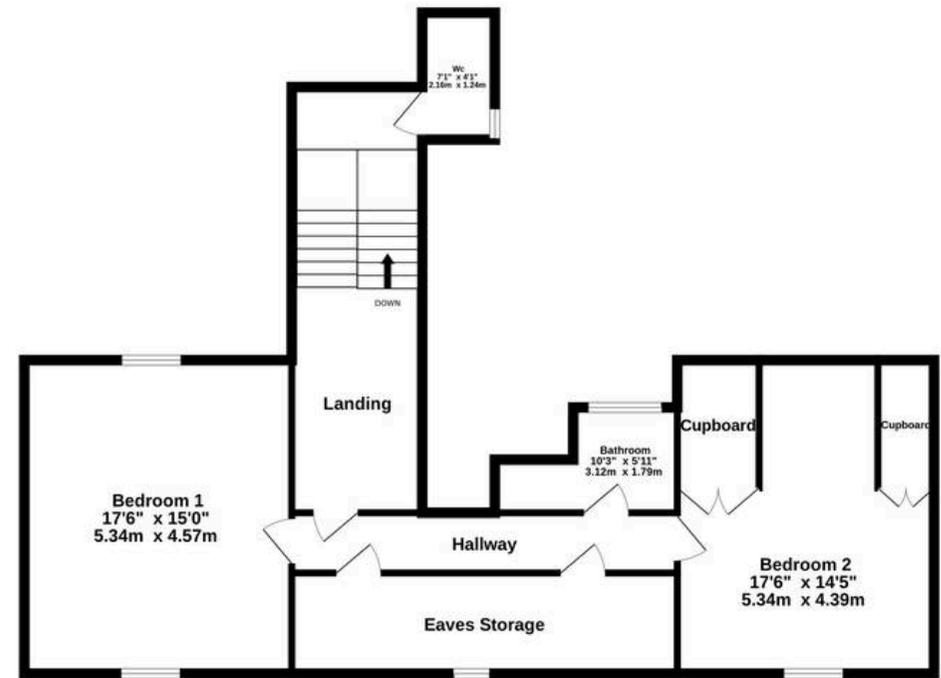




2nd Floor
1359 sq.ft. (126.2 sq.m.) approx.



3rd Floor
960 sq.ft. (89.2 sq.m.) approx.



TOTAL FLOOR AREA : 2319 sq.ft. (215.4 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.