

SWPC
south west property centre

3 Old Port Avenue, Stranraer

PRICE: Offers Over £38,000 are invited

3 Old Port Avenue

Stranraer

Local amenities include a general store and primary school, while all major amenities are located in and around the town centre and include supermarkets, healthcare, an indoor leisure pool complex and a secondary school. There is also a town centre and school transport service available nearby.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- A ground floor flat
- Well-proportioned accommodation over one level
- In fair condition with scope for some general modernisation
- Electric heating and uPVC double glazing
- Only a short walk from Belmont Primary School
- Public transport close by



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Presenting a superb opportunity to acquire a well-proportioned two-bedroom ground floor flat, ideally positioned for both convenience and comfort. This residence offers accommodation thoughtfully arranged across a single level, making it an excellent choice for those seeking ease of access and practical living. The property is in fair condition, providing a blank canvas for those wishing to add their own touches, with ample scope for general modernisation to create a truly personalised home. Step inside to discover a hall that leads to generously sized living spaces, each benefitting from abundant natural light thanks to well-placed uPVC double glazed windows. The lounge is both inviting and versatile, offering plenty of space for relaxation and entertaining, while the adjoining kitchen is functional and ready for enhancement. There are two comfortable bedrooms, each thoughtfully proportioned, complemented by a well-proportioned bathroom. The property benefits from Electric heating, adding to the overall comfort of the home. The flat is further enhanced by its highly convenient location, being only a short stroll from Belmont Primary School and public transport links are also close at hand, providing easy access to the wider area and beyond. This property represents a compelling prospect for first-time buyers or investors seeking a home with future promise.



Lounge
A double aspect lounge with sliding patio doors leading to a covered verandah. Laminate flooring, electric storage heater and a TV point.

Kitchen
The spacious kitchen is fitted with floor and wall-mounted units in white and ample worktops incorporating a stainless steel sink. There is an electric cooker point and plumbing for an automatic washing machine. Electric storage heater.

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

Bedroom 1
A bedroom to the front with built-in wardrobes and an electric panel heater.

Bedroom 2
A further bedroom to the front with built-in wardrobes and an electric panel heater.

Store Room
A walk-in storage room housing the hot water tank.

Off street

1 Parking Space

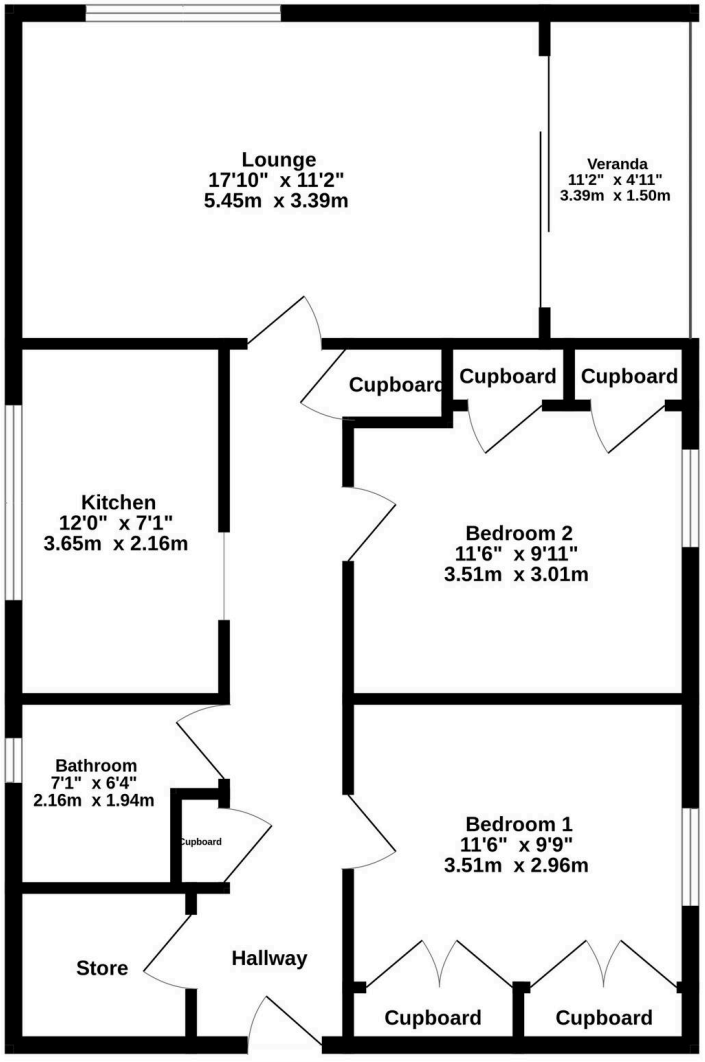
Off-street parking is provided in a car park to the rear of the property.







Ground Floor
792 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 792 sq.ft. (73.5 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

www.southwestpropertycentre.co.uk

The Property Ombudsman

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.