

25 Mount Vernon Road, Stranraer

DG9 7PX

Guide Price £39,000

25 Mount Vernon Road

Stranraer

The property is situated on Mount Vernon Road, a residential area located within easy reach of Stranraer town centre and its wide range of amenities. Local facilities include supermarkets, primary and secondary schooling, healthcare services, leisure facilities and public transport links. Stranraer is Scotland's most south-westerly town and benefits from a railway station together with good road connections via the A75, providing links east towards Dumfries and the wider motorway network.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

- A ground floor flat
- An ideal buy-to-let opportunity
- Well-proportioned accommodation over one level
- Maple design kitchen
- Electric heating
- Double glazing
- Scope for some general modernisation
- Garden ground
- Off-road parking



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Stranraer

Presenting an opportunity for investors, this well-proportioned two-bedroom ground floor flat promises comfort, practicality, and scope for future enhancement. The accommodation is thoughtfully arranged across a single level, offering ease of access and a flexible layout to suit a variety of lifestyles. The property benefits from a maple design kitchen, generously sized bedrooms, double-glazed windows and electric heating. While the flat is in fair condition, it presents an exciting canvas for those wishing to add their own contemporary touches and increase value through general modernisation. With its blend of space and potential, this property stands as an ideal buy-to-let investment or a perfect first step onto the property ladder.

The property enjoys the added benefit of private garden grounds to both the front and rear. While these areas currently require landscaping, they present a blank canvas for the new owner. Dedicated off-street parking is conveniently situated to the front of the property, ensuring ease of access and peace of mind for residents and visitors alike.



Lounge

A well-proportioned lounge to the front featuring a fire surround with an electric fire. Two built-in storage cupboards and an electric panel heater.

Kitchen

The kitchen is fitted with maple design floor and wall-mounted units with granite-style worktops incorporating a stainless steel sink with a separate drainer. There is a ceramic hob, 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. Heated towel rail.

Bedroom 1

A bedroom to the rear with a built-in wardrobe and an electric panel heater.

Bedroom 2

A bedroom to the front with built-in storage and an electric panel heater.

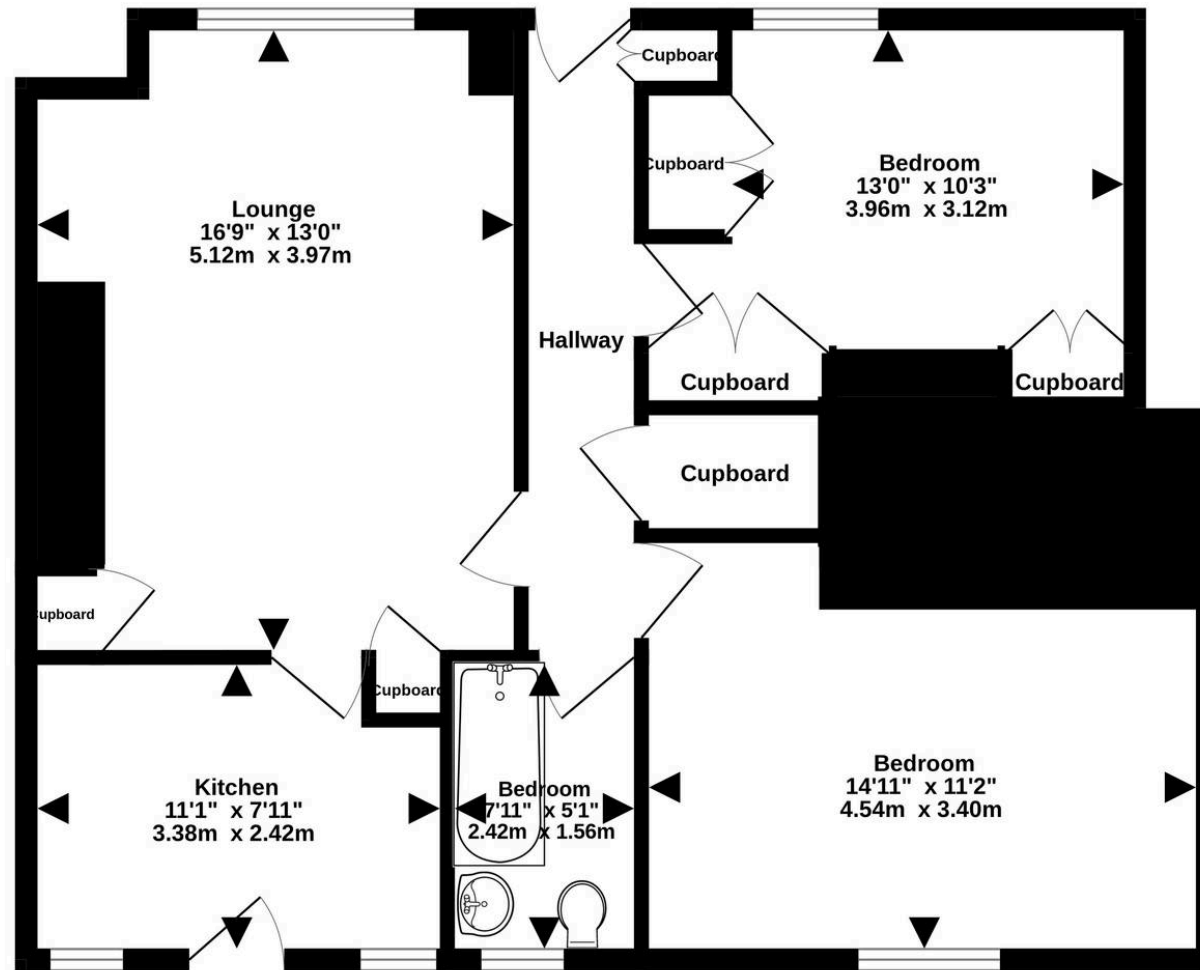
Garden

The property has garden ground to the front and rear, both areas will require to be landscaped.

Off street parking



Ground Floor
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.1 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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