

**FOR SALE**

**35B CASTLE STREET,  
STRANRAER, DG9 7RR**



An opportunity arises to acquire a spacious first floor maisonette. Conveniently located within the town centre and close to all major amenities. The property provides well-proportioned accommodation over two floors. Ideally suited to the first-time buyer or as a buy-to-let opportunity. The property is in excellent condition throughout and benefits from a modern kitchen, modern bathroom, tasteful décor, uPVC double glazing and new Air Source heating with solar panels.

**HALLWAY, LOUNGE, KITCHEN,  
BATHROOM, 2 BEDROOMS**

**PRICE: Offers over £55,000 are invited**



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial  
Letting Service

Proven Sales record

Introducers for  
Independent Financial  
& Mortgage Advice

Charlotte Street  
Stranraer  
DG9 7ED

Tel: 01776 706147  
Fax: 01776 706890

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

## DESCRIPTION:

Occupying a convenient position within the heart of the town centre and close to all major amenities, this is a spacious first floor maisonette. The flat is very well suited to the first time buyer or those in search of a buy - to- let opportunity.

The property is of traditional construction under a tiled roof, benefiting from well-proportioned accommodation, modern kitchen, modern bathroom, tasteful décor, uPVC double glazing and new Air Source heating with solar panels. In excellent condition throughout and ideally suited to family living.

It is situated adjacent to similar properties and amidst a varied range of private flats, retail and banking units.

All amenities are readily accessible including supermarkets, healthcare, primary schooling, indoor leisure pool complex and secondary school.

Viewing is to be recommended.

## HALLWAY:

The property is accessed by way of a new uPVC storm door with side panel. Built-in hall cupboard, CH radiator and laminate flooring.



## LOUNGE: (Approx 4.93m – 3m)

A spacious lounge with laminate flooring, CH radiators and TV point.



## KITCHEN: (Approx 3m – 3.5m at the longest)

The kitchen is fitted with a range of contemporary floor and wall mounted units with granite style worktops incorporating a stainless-steel sink. There is an electric cooker point and plumbing for an automatic washing machine. Spotlight rail, understairs cupboard and CH radiator.



## LANDING:

Built in storage cupboard and CH radiator.



**BATHROOM: (Approx 1.77m – 2.11m)**

The bathroom is fitted with a three-piece suite in white comprising a WHB, WC and bath. There is an electric shower in place over the bath. Partial wall tiles and partial vinyl wall panelling. CH radiator.



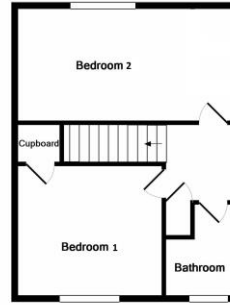
**BEDROOM 1: (Approx 3.11m – 3.11m)**

A bedroom to the front with built-in wardrobe, CH radiator and TV point.

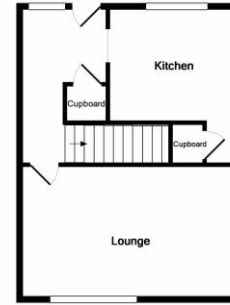


**BEDROOM 2: (Approx 4.93m – 2.65m)**

A bedroom to the rear with CH radiator.



1st Floor



Ground Floor

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2016

**ENTRY: Negotiable**

**VIEWING: By appt with S.W.P.C**

**DETAILS PREPARED: 19/12/2024**

**COUNCIL TAX: Band 'A'**

**SERVICES:**

**Mains electricity, drainage and water. EPC = C**

**OFFERS:**

**All offers for the above property should be made in writing to**

**South West Property Centre Ltd, Charlotte Street, Stranraer, DG9 7ED.**

**Tel: (01776) 706147 Fax: (01776) 706890**

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Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not, therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale.