

10 Orchard Road, Dunragit

Stranraer, DG9 8PP

PRICE: Offers Over £80,000 are invited.

10 Orchard Road

Dunragit, Stranraer

Dunragit is a well-established village located approximately six miles east of Stranraer, providing a peaceful setting whilst remaining within easy reach of the town's amenities. Stranraer offers a wide range of shops, supermarkets, primary and secondary schooling, healthcare facilities, leisure amenities and transport links. The village is well positioned for access to the A75, making commuting across Dumfries & Galloway straightforward. The surrounding countryside provides numerous opportunities for walking, cycling and outdoor pursuits, with the nearby Galloway Forest Park, Luce Bay and the Rhins of Galloway all within easy reach.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

- A mid-terrace villa
- Well-proportioned family accommodation over two levels
- Central position within the village
- Modern fitted kitchen
- Well-appointed shower room
- New internal woodwork and doors
- Air source heating and uPVC double glazing
- An ideal first-time purchase
- Low maintenance garden ground



10 Orchard Road

Located in a central position within the heart of the village, this charming two-bedroom mid-terrace villa offers an exceptional opportunity for first-time buyers or those seeking a comfortable family home. Arranged over two thoughtfully designed levels, the property boasts a seamless blend of comfort and modern style. Step inside to discover a welcoming entrance hall leading to a spacious lounge, ideal for both relaxation and entertaining. The modern fitted kitchen is equipped with contemporary cabinetry and some integrated appliances providing a sleek and practical space for culinary pursuits. A well-appointed shower room features quality fittings for a touch of everyday luxury. Throughout the home, new internal woodwork and doors add a refined finish, while air source heating and uPVC double glazing ensure energy efficiency and year-round comfort. Each bedroom is generously sized, offering flexible accommodation to suit a variety of lifestyles. With its light-filled interiors and considered layout, this property is perfectly suited for those seeking a move-in ready home in a village setting.

The outdoor spaces have been designed with low maintenance in mind, allowing you to enjoy your surroundings with minimal upkeep. To the front, the garden is attractively laid out with decorative gravel and bordered by a low-level wall, creating a welcoming approach to the home. The enclosed rear garden features a generous raised wooden deck that provides an ideal spot for outdoor dining, summer gatherings, or simply unwinding in the open air. Complemented by gravel chippings, the rear garden offers ample space for container planting or outdoor seating, all within a secure and private setting.



Hallway

The property is accessed by way of a uPVC storm door with a double glazed side panel. Under-stairs storage and a CH radiator.

Lounge

A well-proportioned lounge to the front with a CH radiator and wall-mounted 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 swan-neck mixer. There is a ceramic hob, extractor hood, built-in oven, plumbing for a dishwasher and plumbing for an automatic washing machine. CH radiator.

Shower Room

The shower room is fitted with a WHB, WC and a corner shower cubicle with an electric shower. Vinyl wall panelling, vinyl ceiling and a CH radiator.

Bedroom 1

A bedroom to the front with a CH radiator and a TV point.

Bedroom 2

A bedroom to the rear with a Velux window to the front, built-in storage and a CH radiator.

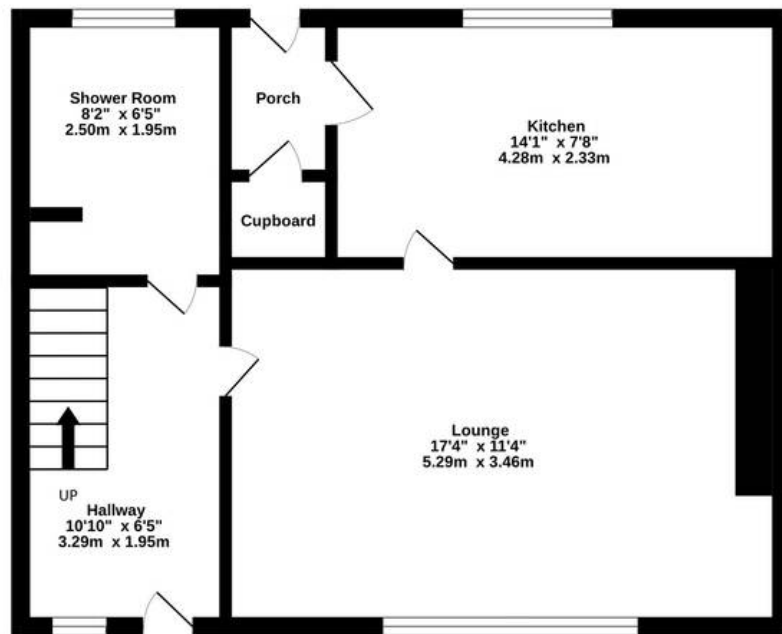
Garden

The property has areas of low-maintenance garden ground to the front and rear. The front has been laid out with gravel and is set within a low-level wall. The enclosed rear garden is comprised of a generous raised wooden deck and gravel chippings.

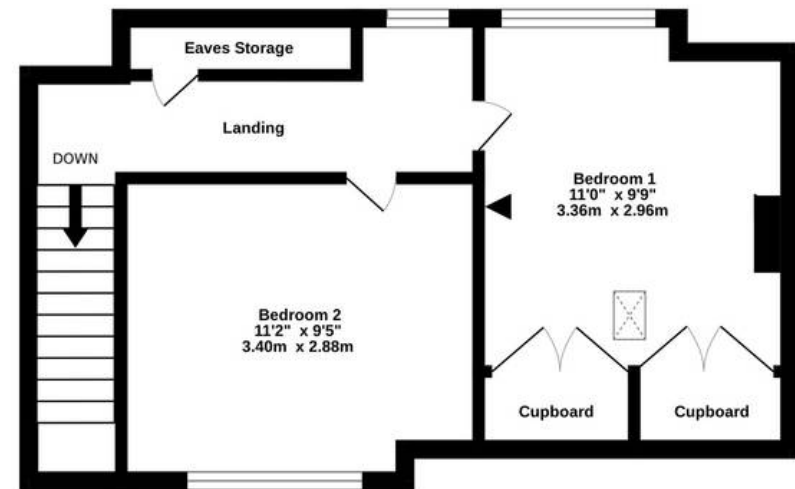
On street - parking



Ground Floor
442 sq.ft. (41.1 sq.m.) approx.

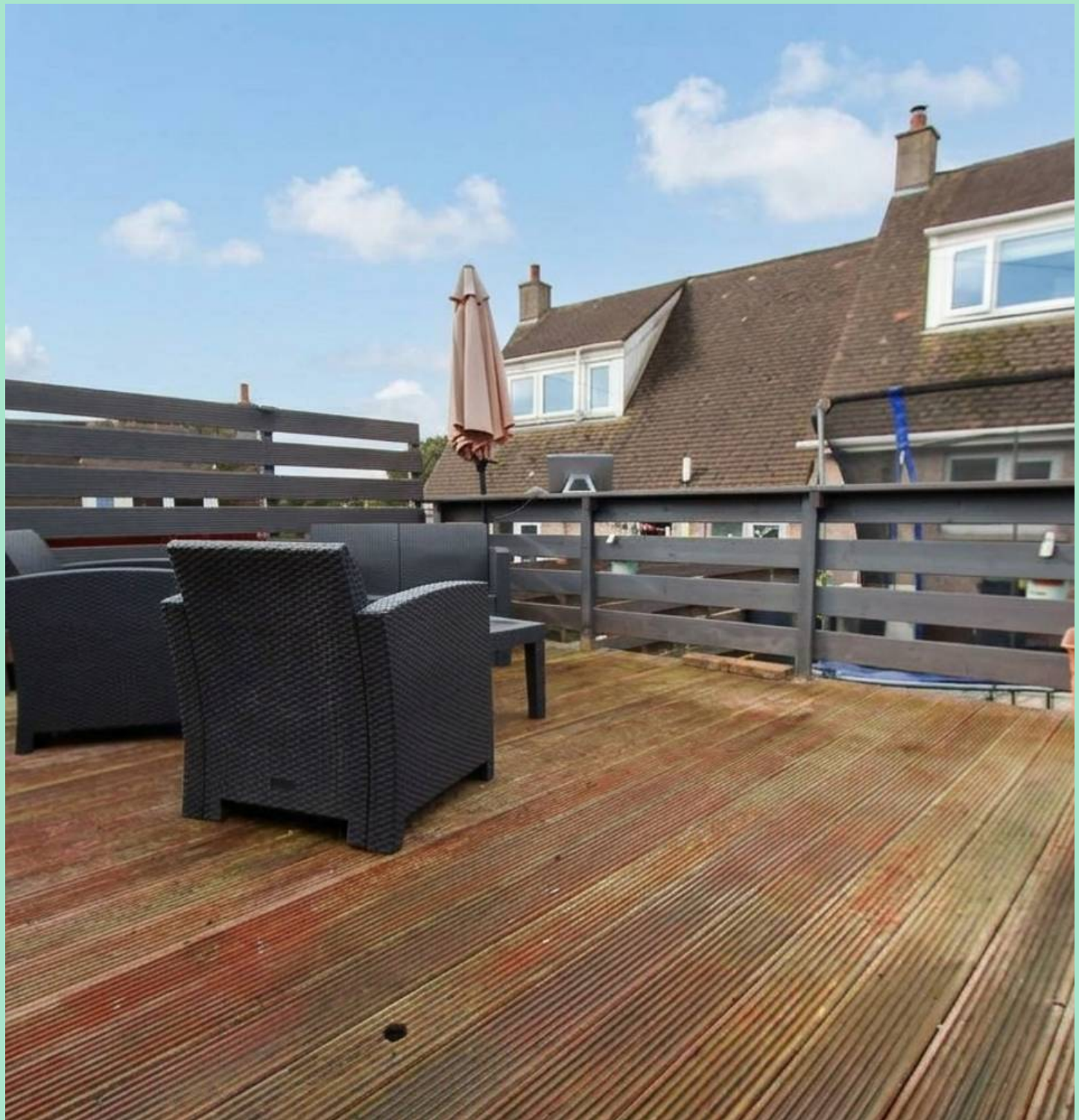


1st Floor
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 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.