



12 Coronation Drive

Stranraer DG9 7LU

Guide Price **£40,000**

12 Coronation Drive

Stranraer

Coronation Drive is situated within an established residential area of Stranraer, Dumfries and Galloway. Stranraer is the principal town serving the west of the Rhins and provides a broad range of day-to-day amenities including supermarkets, independent shops, primary and secondary schooling, healthcare facilities, leisure facilities, cafés and restaurants. The town also benefits from bus and rail services, while the A75 and A77 provide road connections throughout Dumfries and Galloway and towards Ayrshire. Ferry services to Northern Ireland operate from nearby Cairnryan. The property is conveniently positioned for access to the town's amenities while remaining within a predominantly residential setting.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



12 Coronation Drive

Stranraer

- Upper-floor ex-local authority flat
- Two well-proportioned bedrooms
- Spacious lounge
- Good-sized fitted kitchen
- Bathroom with white three-piece suite
- Gas central heating
- Double-glazed windows
- Garden ground to rear
- Established residential location
- Within easy reach of Stranraer town centre and local amenities

Occupying the upper floor of an established ex-local authority building, this spacious two-bedroom flat is situated within a residential area of Stranraer and provides well-proportioned accommodation extending to approximately 732 sq.ft. (68.0 sq.m.).

The accommodation comprises an entrance and staircase leading to the upper level, where a central hallway provides access to the main apartments. The lounge is a particularly generous room with a window providing good natural light and a focal-point gas fire. The kitchen is also of a good size and is fitted with a range of white wall and floor-mounted units with contrasting work surfaces, stainless-steel sink and space for freestanding appliances.



Externally, there is garden ground to the rear, predominantly laid to lawn and enclosed by timber fencing.

The property offers spacious accommodation at an accessible price point and would suit a range of purchasers, including first-time buyers, those looking to downsize or buyers seeking a residential investment.

Hallway

Ground floor entrance giving access to stairs which leads to full upper level accommodation.

Lounge

15' 1" x 13' 1" (4.59m x 4.00m)

Spacious lounge with two windows providing good natural light. The room is carpeted and includes a wall-mounted fire set on a raised hearth, radiator and recessed shelving. It is to be noted, that the gas fire has been capped and no longer in use.

Kitchen

13' 1" x 10' 6" (4.00m x 3.20m)

Good-sized kitchen fitted with a range of white wall and base units with contrasting work surfaces and a stainless steel sink. There are two windows providing natural light, together with space and connections for freestanding appliances. Finished with vinyl flooring and partial wall panelling.

Bathroom

7' 4" x 5' 3" (2.24m x 1.59m)

Bathroom fitted with a white three-piece suite comprising shower over bath, pedestal wash-hand basin and WC. Finished with wall panelling around the bath and lower walls, vinyl flooring and a window providing natural light and ventilation



Bedroom

13' 6" x 12' 2" (4.12m x 3.71m)

Spacious double bedroom with a large window providing good natural light, neutral décor and fitted carpet. The room offers ample space for a range of freestanding bedroom furniture.

Bedroom

13' 6" x 9' 6" (4.12m x 2.90m)

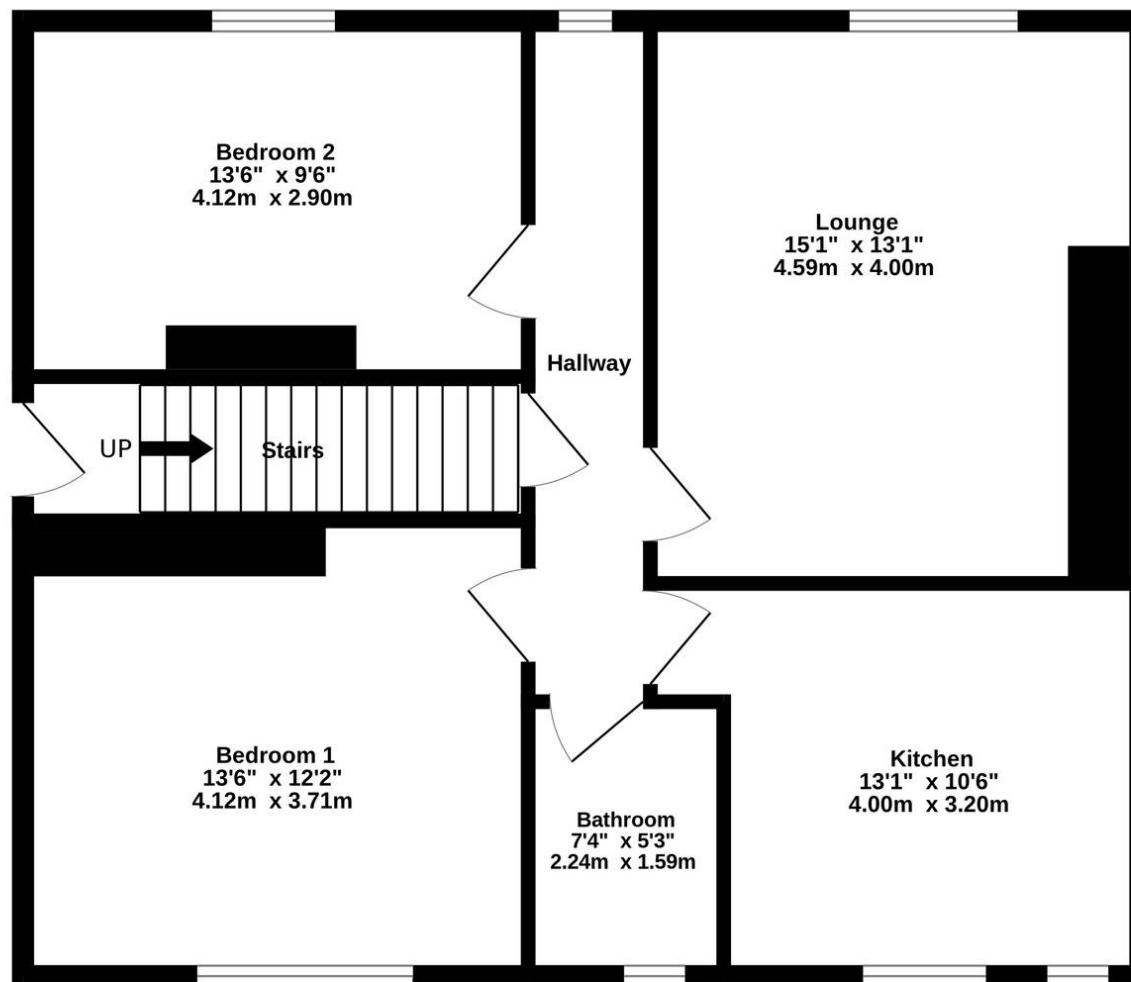
Good-sized double bedroom with a window providing natural light, neutral décor and wood-effect laminate flooring. The room offers ample space for freestanding bedroom furniture.

Rear Garden

Generous enclosed rear garden laid mainly to lawn and bounded by timber fencing. The garden provides a good-sized outdoor area with space for seating and clothes drying.



Ground Floor
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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