



13 Caledonia Court, Stranraer

PRICE: Offers Over £39,995 are invited

13 Caledonia Court

Stranraer

The property is ideally situated within easy walking distance of the town centre, seafront, local college, primary schools, health care, sports centre, theatre, convenience store and supermarket. All other major amenities are to be found in and around the town centre.

Council Tax band: A

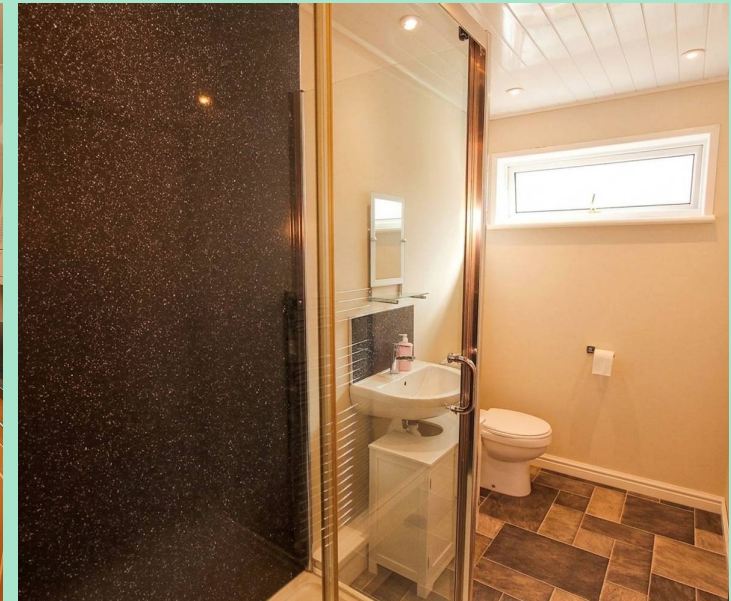
- An opportunity to acquire a 2nd floor flat
- Only a short walk from the town centre
- In excellent condition throughout
- Bright lounge
- Splendid beech design kitchen
- Well-appointed shower room
- Attractive internal woodwork
- Neutral decor throughout
- Gas central heating and uPVC double glazing



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Presenting an exceptional opportunity to acquire a beautifully presented one-bedroom flat, ideally situated on the second floor of the building just a short stroll from the vibrant heart of the town centre. This superb residence has been meticulously maintained and is offered in excellent condition throughout, making it the perfect choice for discerning buyers seeking style, comfort, and convenience. Upon entering, you are welcomed by a bright and inviting lounge, bathed in natural light, which provides an ideal space for relaxation or entertaining. The splendid kitchen, finished in a beech design, is thoughtfully arranged to maximise both storage and workspace, offering a modern and practical setting for culinary pursuits. The well-appointed shower room is fitted with quality fixtures, ensuring a touch of luxury in daily routines. Throughout the property, attractive internal woodwork adds a sense of warmth and character, while the neutral décor creates a backdrop that will complement any personal style. The bedroom offers a peaceful retreat, generously proportioned and designed with comfort in mind. Practicality is further enhanced by efficient gas central heating and uPVC double glazing, ensuring a cosy and energy-efficient living environment all year round.



This charming flat seamlessly blends refined finishes with functional design, resulting in a home that is both inviting and ready to move into. With its enviable location, superior condition, and thoughtfully chosen features, this property represents a rare find for first-time buyers, professionals, or those seeking a buy-to-let proposition.

Hallway

The property is accessed by way of a uPVC storm door. Vinyl flooring and a CH radiator.

Lounge

A spacious lounge to the front with recessed lighting, a CH radiator and a TV point.

Kitchen

The kitchen is fitted with a full range of beech design floor and wall-mounted units with ample granite-style worktops incorporating a stainless steel sink with a swan neck mixer tap. There is a gas hob, extractor hood, built-in oven and plumbing for an automatic washing machine. Recessed lighting.

Shower Room

The well-appointed shower room is fitted with a WHB, WC and a large vinyl-panelled shower cubicle with an electric shower. Vinyl-panelled ceiling, recessed lighting and a heated towel rail.

Bedroom

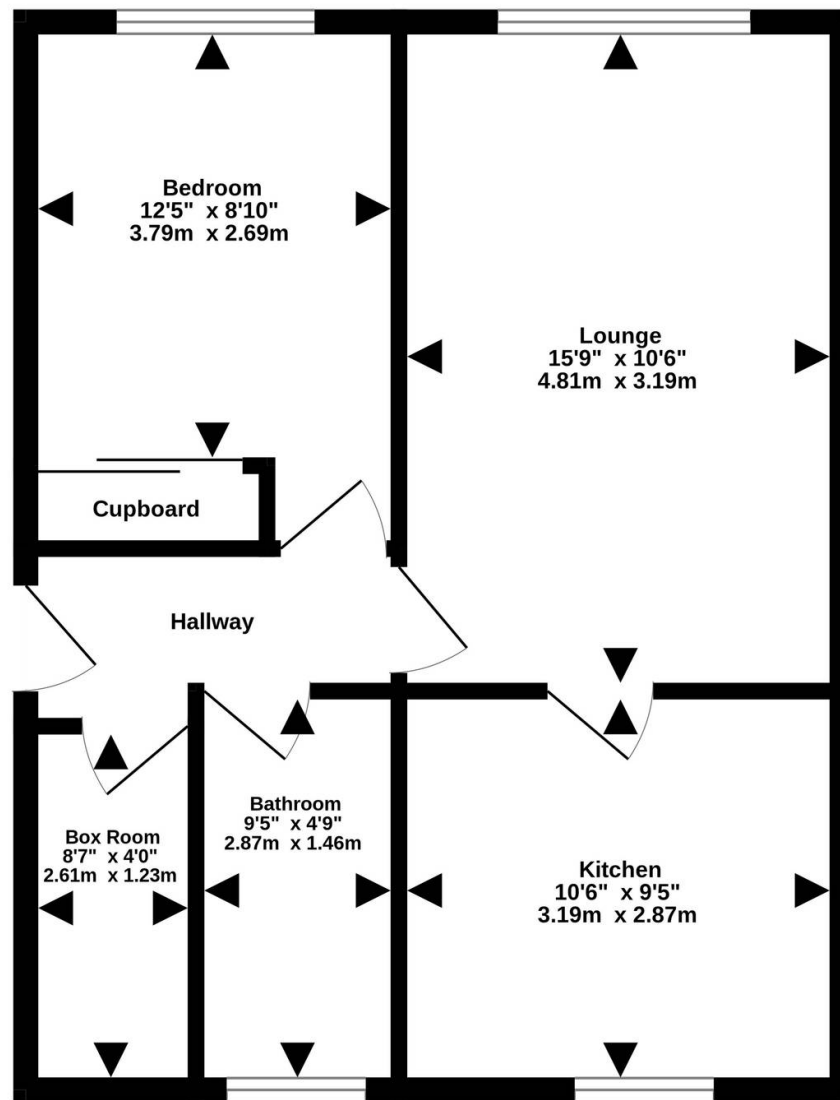
A double bedroom to the front with a built-in wardrobe, recessed lighting and a CH radiator.

Box Room

A useful box room that could be used as a home office. Electric meter cupboard and fixed shelving.

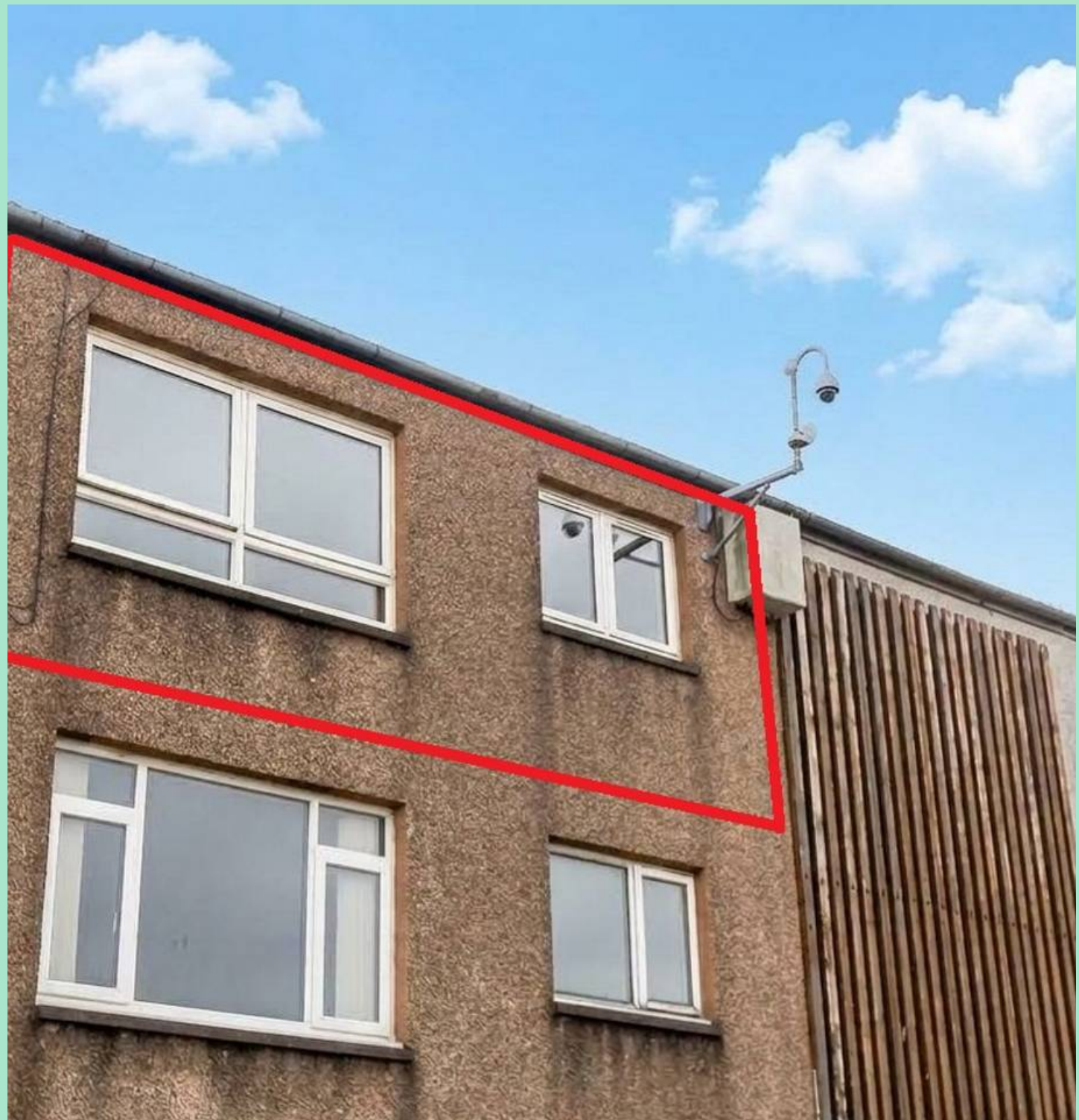


First Floor
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 485 sq.ft. (45.1 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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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.