



**26 Royal Avenue, Stranraer**

Stranraer, DG9 8ET

**PRICE: Offers Over £125,000 are invited**



# 26 Royal Avenue

Stranraer

The property is located close to the town centre and all major amenities including supermarkets, healthcare, indoor leisure pool complex, Stair Park and both primary and secondary schooling.

Council Tax band: C

Tenure: Freehold

- Most popular residential location
- Situated just off the town centre
- Only a short walk to the shores of Lochryan
- Comfortable accommodation over one level
- Gas fired central heating
- Double glazing
- Conservatory to the front
- Good condition with scope for some general modernisation within
- Easily maintained garden ground





## 26 Royal Avenue

### Stranraer

A charming 2-bedroom semi-detached bungalow situated in the heart of a most popular residential location just off the town centre, offering easy access to every-day conveniences and a short walk to the shores of Lochryan.

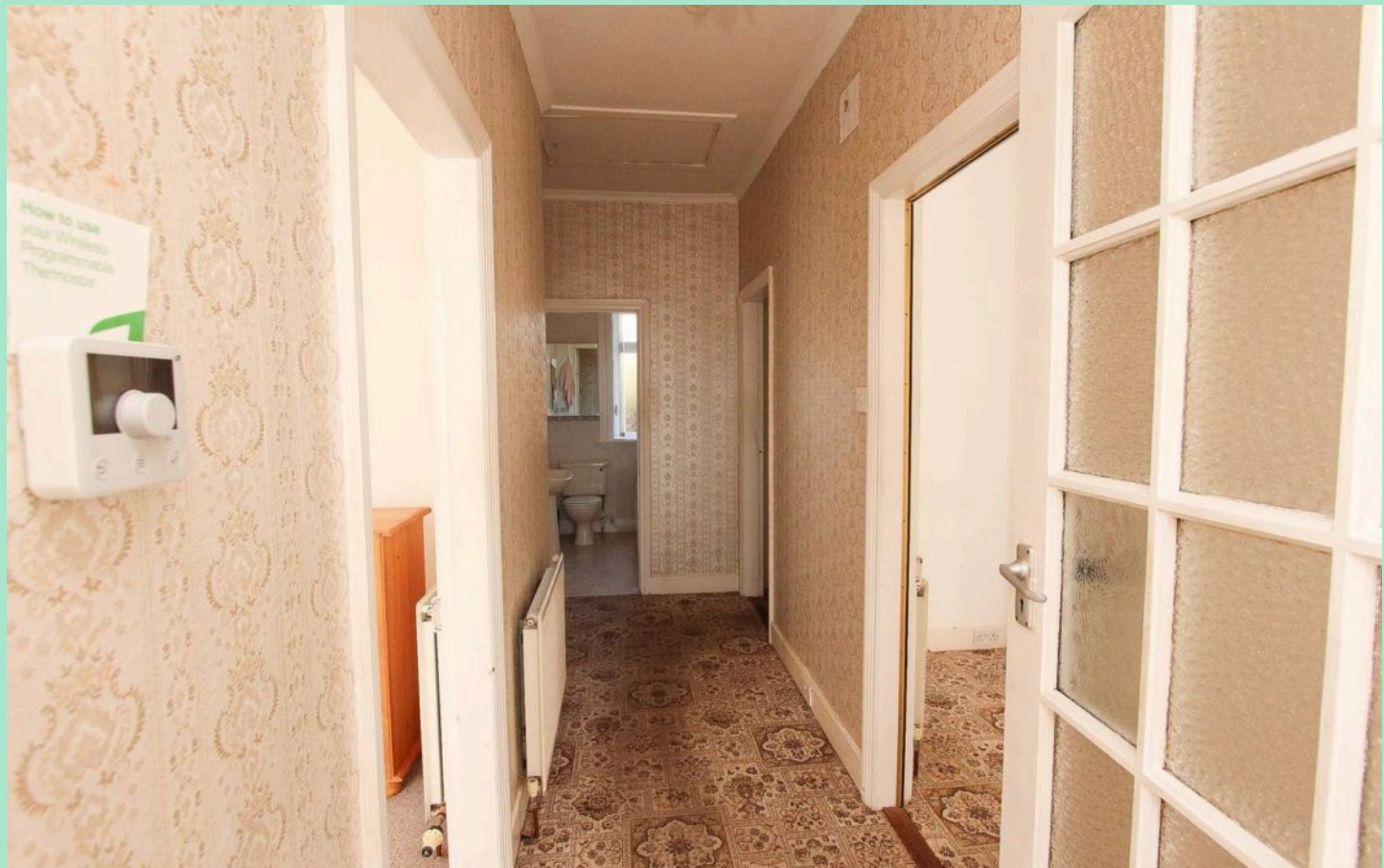
The property boasts a spacious dining kitchen, gas fired central heating and double glazing.

One of the standout features of this bungalow is the delightful conservatory located to the front.

In good condition, this property offers scope for some general modernisation, allowing you to put your stamp on it and truly make it your own.

Outside, the property is set within its own easily maintained garden ground.

With its prime location and versatile living spaces, this bungalow presents a wonderful opportunity for first-time buyers, downsizers, or those seeking a holiday home by the sea. Whether you're drawn to the convenience of the town centre, or the allure of Lochryan just a stone's throw away, this property offers the best of both worlds.





### **Conservatory**

A conservatory to the front with a view to Loch Ryan.

### **Hallway**

The hallway provides access to all of the accommodation. CH radiator.

### **Lounge**

A lounge with a bay window to the front. There is a tile fire surround housing a gas fire, display recess, CH radiator and TV point.

### **'Dining' Kitchen**

The spacious kitchen is fitted with a range of floor & wall mounted units with cream worktops incorporating a stainless steel sink. Electric cooker point. CH radiator.

### **Utility Room**

Located off the kitchen. Fitted with a sink unit and plumbing for an automatic washing machine.

### **Bathroom**

The tiled bathroom is fitted with a 3-piece coloured suite comprising a WHB, WC and bath with shower over. CH radiator.

### **Bedroom 1**

A bedroom to the front with shelved recess and CH radiator.

### **Bedroom 2**

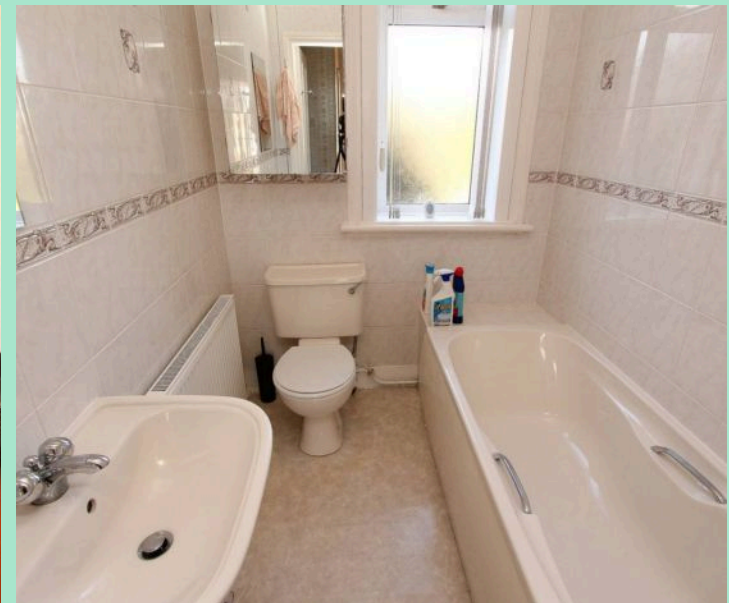
A bedroom to the rear with CH radiator.



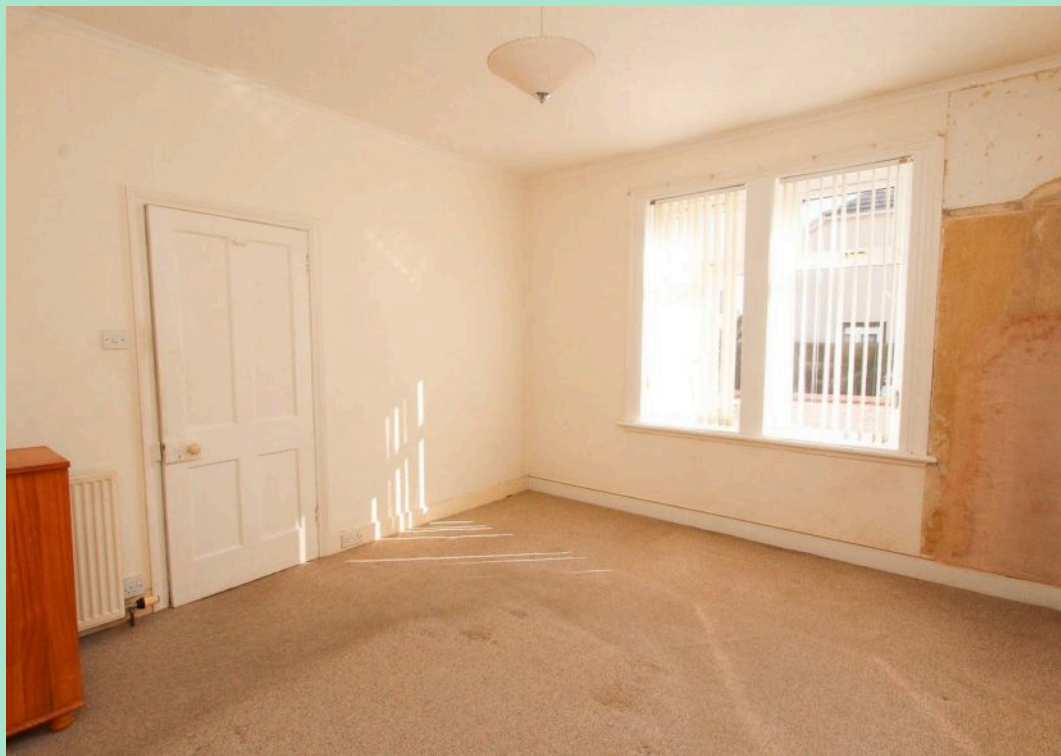
## GARDEN

The property is set within its own garden ground. The front has mainly been laid out to paving within a low level wall. The enclosed rear garden is mainly laid to gravel, for ease of maintenance. There is a paved patio and a variety of mature shrubs. The wooden summerhouse is included in the sale.

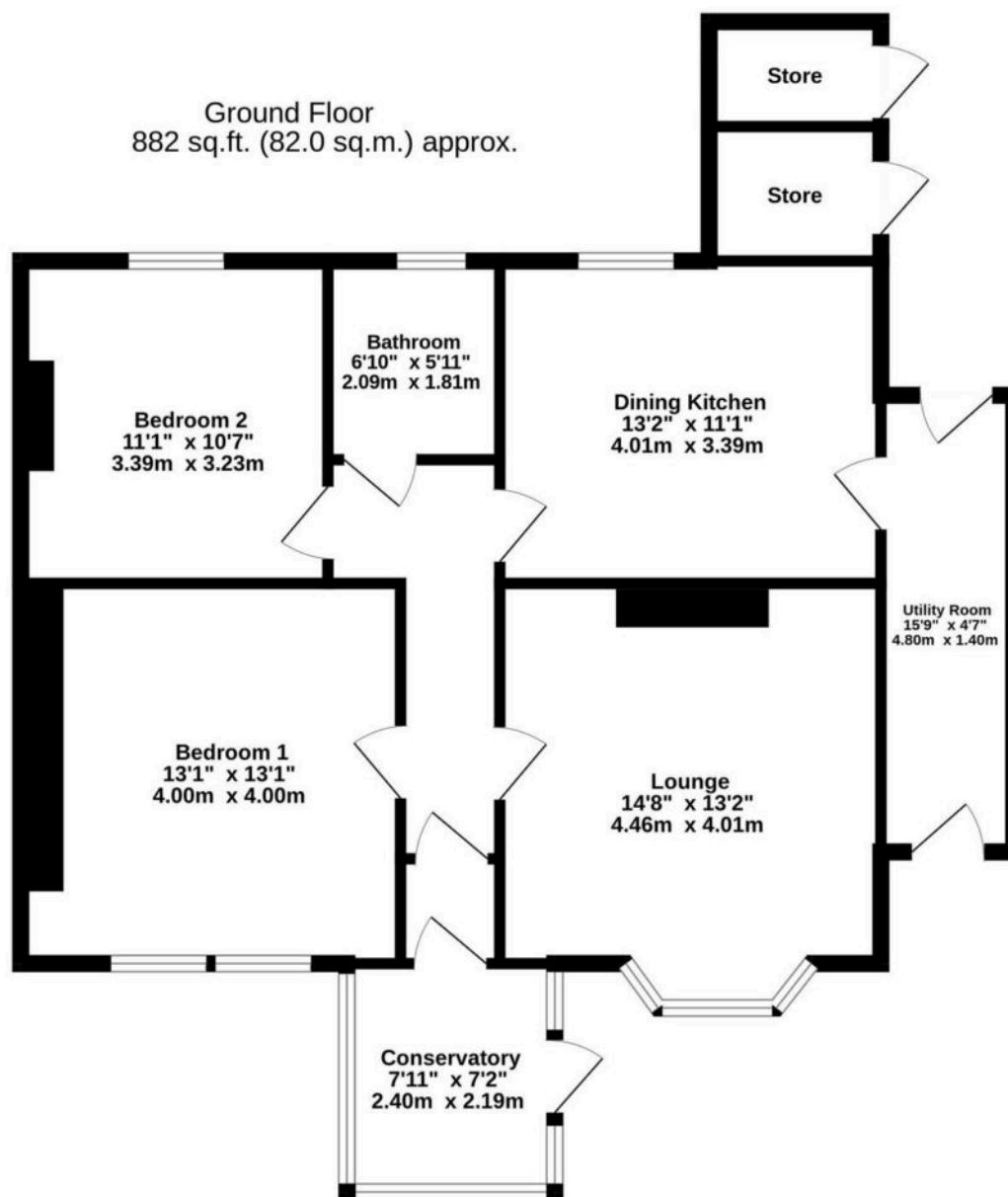
## ON STREET PARKING







Ground Floor  
882 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 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.