



***Dunard,  
Bowling Green Road,  
Stranraer,  
DG9 8AS***

EPC = C (ALL APARTMENTS)

**A B & A MATTHEWS**  
*Solicitors & Estate Agents*  
**PROPERTY OFFICE**

38-40 Albert Street • Newton Stewart DG8 6EF  
Tel: (01671) 404100 • Fax: (01671) 401443  
[www.abamattews.com](http://www.abamattews.com)

---

BANK OF SCOTLAND BUILDINGS  
Newton Stewart • DG8 6EG  
Tel: (01671) 404100 • Fax: (01671) 404140

THE OLD BANK  
Buccleuch Street Bridge • Dumfries DG2 7TJ  
Tel: (01387) 257300 • Fax: (01387) 257333

*and as* HUNTER & MURRAY  
25 Lewis Street • Stranraer DG9 7LA  
Tel: (01776) 702581 • Fax: (01776) 702524

- **A unique opportunity to purchase a property portfolio comprising 3 individual apartments.**
- **The property was built Circa 1880 and converted to 3 apartments in the late 1970's**
- **Each apartment is self-contained and comprises open plan living accommodation and 2 bedrooms. All are well maintained and benefit from double glazing and gas-fired central heating**
- **Easily maintained garden ground**
- **The property is offered For Sale as a whole: –**
- **Offers in the region of £350,000**
- **or in 3 Lots:**
- **Ground Floor – Offers in the region of £120,000**
- **First Floor – Offers in the region of £120,000**
- **Upper Floor – Offers in the region of £110,000**



# **DUNARD, BOWLING GREEN ROAD, STRANRAER**

---

A unique opportunity to purchase three self-contained two-bedroom apartments with easily maintained communal garden and located close to all local amenities. Dunard was built Circa 1880 and converted to provide 3 self-contained spacious apartments in the late 1970's each benefiting from double glazing and gas-fired central heating. The property is offered for sale as individual flats although subject to the appropriate permissions could be converted back to a single dwelling.

Each apartment comprises:- Entrance Porch. Hall. Open Plan Lounge, Kitchen and Dining Area. 2 Bedrooms. Bathroom.

## **GROUND FLOOR APARTMENT**

### **Entrance Porch**

**2.32m x 1.50m**

Hardwood door giving access to property. Hardwood ornate glazed entrance door with ornate glazed side panels, giving access to hall. Original mosaic tiled flooring.

### **Hall**

**4.39m x 2.32m**

Original cornices and ceiling rose. Radiator.

### **Lounge**

**6.12m x 4.50m**

South facing Bay window. Bright and airy room with many original features. Ornate marble fire surround with tiled slips and hearth and inset coal effect gas fire. Shelved alcove. Radiator.

### **Kitchen/Dining Area**

**4.50m x 3.84m**

Open plan with the lounge. East facing window. Fitted with a range of wall and floor units, ample worktops, tiled splashbacks and inset stainless steel drainer sink. Breakfast bar. Space for slot in cooker and space and plumbing for washing machine. Built-in cupboard housing gas combi boiler. Built-in cupboard housing electric meters. Radiator.



### **Bedroom 1**

**6.20m x 4.56m**

South facing Bay window and east facing window. Built-in storage cupboards with overhead storage. Original cornices and ceiling rose. Radiator.

### **Bedroom 2**

**4.26m x 3.75m**

North facing window. Built-in storage cupboards with overhead storage. Radiator.

### **Bathroom**

**2.40m x 2.32m**

Partial wet wall panelling and fitted with a white suite comprising WC, wash-hand basin and shower cubicle with mains shower. Heated ladder style towel rail.

### **Garden**

This apartment has a private easily maintained garden to the front and side and a communal drying area.

## **FIRST AND UPPER FLOOR APARTMENTS**

A communal hardwood door gives access to the communal area, drying area and stairway leading to first and upper floor apartments.

### **Entrance Porch**

**1.22m x 1.14m (1.24m x 1.10m)**

Hardwood entrance door. Glazed hardwood door giving access to hall.

### **Hall**

**4.88m x 1.45m(3.55m x 1.10m)**

Access to all accommodation. Radiator.

### **Lounge**

**4.52m x 4.50m (4.50m x 3.79m)**

South facing window, (upper floor apartment has views over town and open farmland). Bright and airy room with feature fire surround with inset coal effect gas fire. Radiator.



First Floor lounge



Upper Floor lounge



**Kitchen/Dining Area**

**4.50m x 3.95m (4.50m x 3.20m)**

Open plan with the lounge. North facing window. Fitted with a range of wall and floor units, ample worktops, splashbacks to match (upper floor apartment has tiled splashbacks) and inset 1 ½ bowl stainless steel drainer sink. Breakfast bar. Integrated appliances include electric hob with extractor fan above, eye level grill and oven. Space and plumbing for washing machine and dishwasher. Built-in cupboard housing gas combi boiler. Built-in cupboard housing electric meters. Radiator.



First Floor kitchen/Dining Area



Upper Flat Kitchen

## **Bedroom 1**

**4.66m x 3.89m (3.75m x 3.70m)**

South facing window. Built-in shelved and hanging cupboard (first floor apartment has two built-in shelved and hanging cupboards with overhead storage).



First Floor Bedroom 1



First Floor Bedroom 2

## **Bedroom 2**

**3.94m x 3.56m (4.41m x 3.30m)**

North facing window. Built-in shelved and hanging cupboard (first floor apartment has two shelved and hanging cupboards with overhead storage). Radiator.

## **Bathroom**

**2.89m x 2.25m (2.47m x 2.26m)**

Partially tiled and fitted with a white suite comprising WC, wash-hand basin and bath with mains shower over. Radiator.

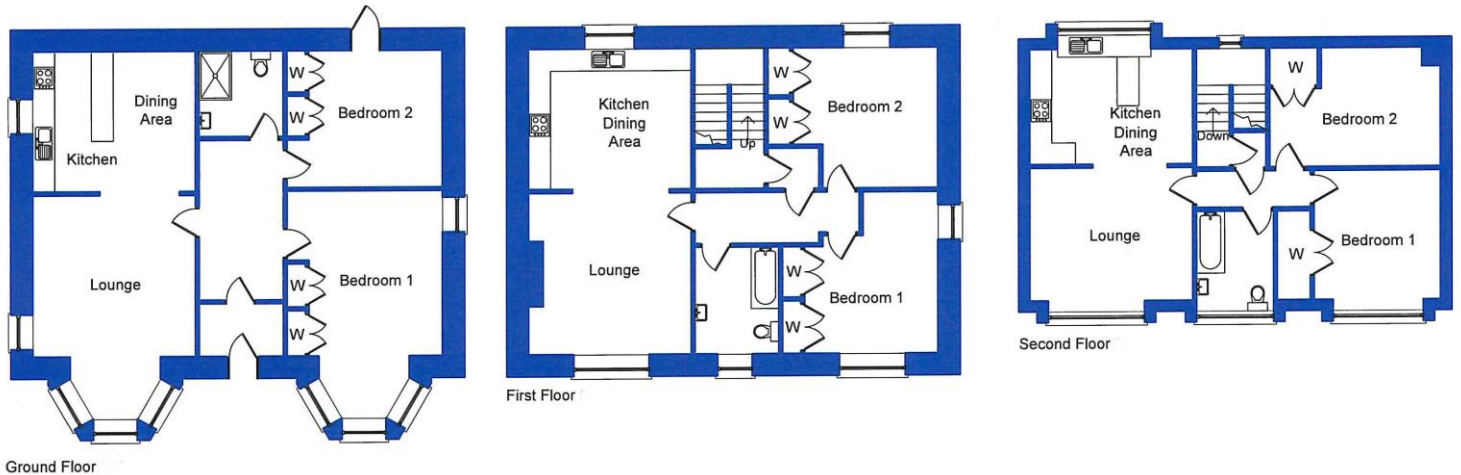


First Floor Bathroom

## **Garden**

Communal drying area. The ground floor apartment has also a private garden to the front of the property.





Sketch plan for illustrative purposes only

## **SERVICES**

Mains supplies of water and electricity. The apartments are connected to the mains drainage system. Mains supplies of gas. EPC = C (for all apartments).

## **COUNCIL TAX**

The Ground and First Floor apartments are Band C. The Upper apartment is Band B.

## **VIEWING**

By arrangements with the Selling Agents on 01671 404100.

## **OFFERS**

The apartments are for sale as a whole at offers in the region of £350,000 or separately at offers in the region of £120,000 per apartment for ground and first floor and offers in the region of £110,000 for upper floor apartment.

## **NOTE**

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



38/40 Albert Street • Newton Stewart • DG8 6EF • Tel: (01671) 404100 • Fax: (01671) 401443 • URL: [www.abamatthews.com](http://www.abamatthews.com)

---

### The Consumer Protection From Unfair Trading Regulations 2008

---

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.