



***Laurind,
38 Racegreen Avenue,
Minnigaff,
Newton Stewart,
DG8 6PD***

EPC = C

A B & A MATTHEWS
Solicitors & Estate Agents

PROPERTY OFFICE

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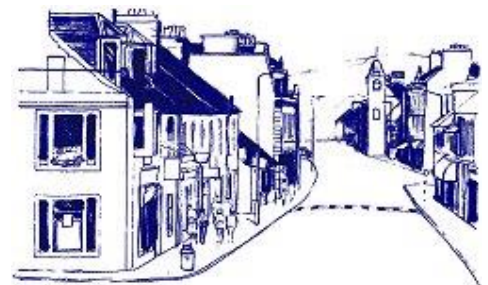
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- **Detached bungalow situated in popular residential area close to all local amenities**
- **2 Bedrooms**
- **The property is in need of modernisation and benefits from double glazing and gas-fired central heating**
- **Easily maintained garden with garage and off-road parking for several vehicles**
- **Offers in the region of £130,000**



LAURLIND, 38 RACEGREEN AVENUE, MINNIGAFF

Detached two bedroom bungalow situated in popular residential area close to Primary School and all local amenities. The property is in need of modernisation and benefits from double glazing and gas-fired central heating (installed 2020). Laurlind stands in an easily maintained garden with garage and off-road parking for several vehicles.

Accommodation comprises: - Hall. Lounge. Kitchen/Dining Area. 2 Bedrooms. Wet Room.

ACCOMMODATION

Hall

3.60m x 1.46m

UPVC glazed entrance door. Two built-in storage cupboards (one housing electric meter). Hatch to partially floored attic with loft ladder. Radiator

Lounge

6.03m x 4.28m

Bright and airy family room with south west facing window. Feature wooden fire surround with marble hearth and inset coal effect gas fire. Two radiators. Glazed door leading to kitchen.



Kitchen/Dining Area

3.87m x 3.05m

North east facing sliding patio doors giving access to garden. Fitted with a range of wall and floor units, ample worktops, tiled splashbacks and inset stainless steel drainer sink. Space and plumbing for washing machine. Space for slot in cooker. Extractor fan. Radiator.



Bedroom 1

3.26m x 2.60m

South west facing window. Built-in shelved and hanging cupboard with sliding doors. Radiator.

Bedroom 2

3.32m x 2.70m

North east facing window. Built-in shelved and hanging cupboard with sliding doors. Radiator.



Bedroom 1

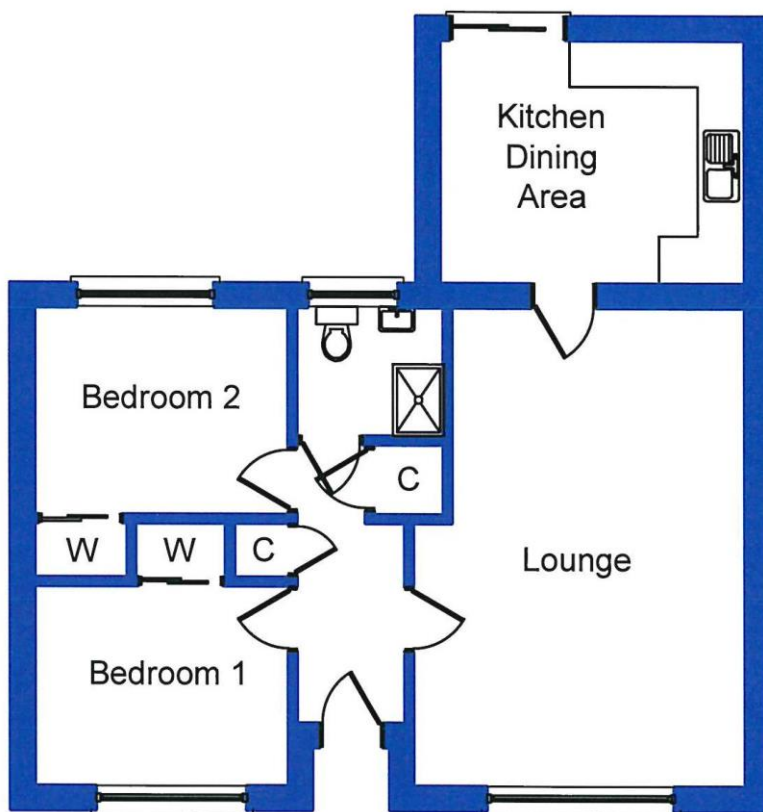


Bedroom 2

Wet Room

2.00m x 1.66m

Partial wet wall panelling and partially tiled. Fitted with a grey suite comprising WC, wash hand basin and walk-in shower area with mains shower. Extractor fan. Radiator.



Sketch plan for illustrative purposes only

Garden

A paved driveway gives access to the garage and provides off-road parking for several vehicles. The garden ground is hard landscaped with paving and gravel for ease of maintenance.

OUTBUILDINGS

Garage/Workshop/Utility Room (6.00m x 5.00m) – Sectional outbuilding with up and over door and power and light laid on. Cloakroom with WC and shower cubicle with mains shower. Stainless steel drainer sink and space and plumbing for washing machine.

Summerhouse (3.00m x 3.00m) with power and light laid on.



SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system. Gas-fired central heating. EPC = C.

COUNCIL TAX

The property is in Band C.

VIEWING

By arrangements with the Selling Agents on 01671 404100.

OFFERS

Offers in the region of £130,000 are anticipated and should be made to the Selling Agents.

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.



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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.