



***Laggan,
Princes Avenue,
Newton Stewart,
DG8 6ES***

EPC = F

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

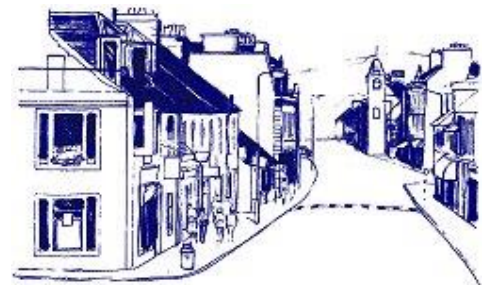
38-40 Albert Street • Newton Stewart DG8 6EF
Tel: (01671) 404100 • Fax: (01671) 401443
www.abamattthews.com

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

- **Substantial 5 bedroom detached property situated close to all local amenities**
- **Elevated position giving views onto the Galloway Hills**
- **The property is in need of modernisation and benefits from oil-fired central heating**
- **Large mature garden with garage and off-road parking for several vehicles**
- **Offers in the region of £230,000**



LAGGAN, PRINCES AVENUE, NEWTON STEWART

Substantial detached 5-bedroom family property with accommodation over two floors, enjoying elevated views onto the Galloway Hills. Laggan is situated in quiet residential area close to primary and secondary schools and within walking distance of town centre and all local amenities. The property is in need of modernisation and benefits from oil-fired central heating. There is a large area of mature garden ground with integrated garage and off-road parking for several vehicles.

Accommodation comprises:- Ground Floor – Hall. Lounge. Dining Area. Kitchen. Utility Room. First Floor - 5 Bedrooms. Cloakroom. Shower Room.

GROUND FLOOR ACCOMMODATION

Hall

3.63m x 2.02m

Hardwood door with glazed side panel. Understairs storage cupboard. Radiator.

Lounge

4.42m x 4.13m

East facing window with views onto Galloway Hills. Tiled fireplace with open fire. Two radiators.



Dining Area

2.90m x 2.80m

Open plan with lounge. UPVC French doors giving access to patio area. Radiator.



Kitchen**3.25m x 2.69m**

West facing window. Fitted with a range of wall and floor units, ample worktops, tiled splashbacks and inset 1 ½ bowl stainless steel drainer sink. Space for slot-in cooker with extractor fan above. Built-in shelved pantry. Radiator.

Utility Room**4.12m x 1.90m**

Hardwood glazed door with glazed side panel. Fitted with a range of wall and floor units, tiled splashbacks and inset stainless steel drainer sink. Space and plumbing for washing machine. Oil-fired central heating combi boiler. Door giving access to garage.

**FIRST FLOOR ACCOMMODATION****Landing**

Built-in shelved airing cupboard. Radiator.

Bedroom 1**4.10m x 3.42m**

East facing window. Built-in shelved and hanging cupboard. Radiator.

Bedroom 2**5.29m x 2.85m**

East facing window. Radiator.

**Bedroom 3****3.56m x 2.85m**

West facing window. Built-in shelved and hanging cupboard. Radiator.

Bedroom 4

4.15m x 2.69m

West facing window. Radiator.

Bedroom 5

2.90m x 2.26m

East facing window. Built-in storage cupboard, desk and shelving. Hatch to attic.

Cloakroom

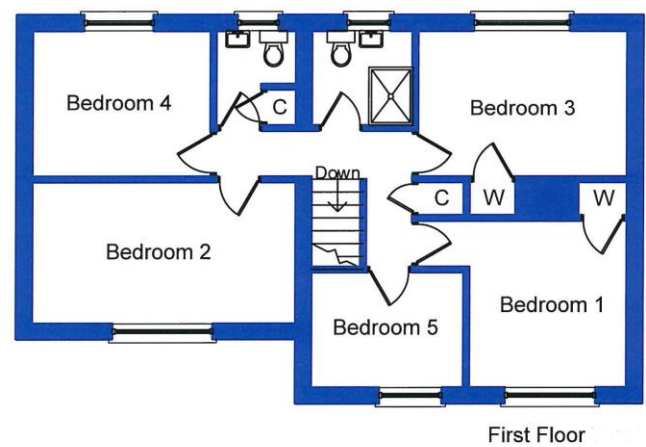
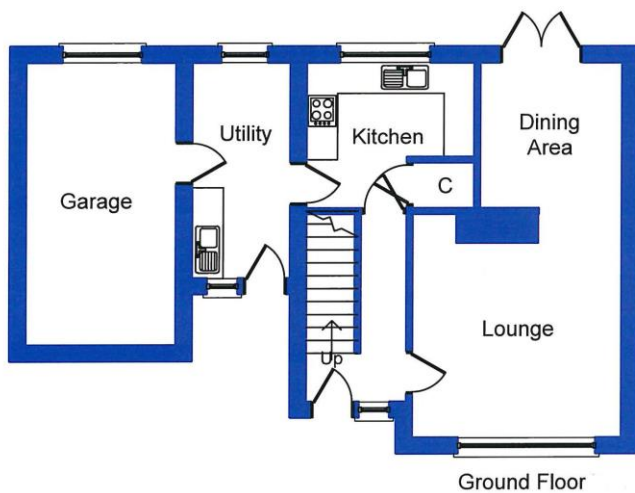
1.83m x 1.58m

Fitted with a white suite comprising WC and wash-hand basin. Built-in shelved cupboard. Heated towel rail.

Shower Room

2.10m x 1.60m

Fully wet wall panelled and fitted with a white suite comprising WC, wash-hand basin and walk-in shower cubicle with mains shower. Extractor fan. Heated ladder style towel rail.



Sketch plan for illustrative purposes only

Garden

A private gravelled driveway leads to garage and provides ample off-road parking for several vehicles. Laggan stands in a large area of mature garden ground with lawn area, flowering borders, and ornamental trees.

OUTBUILDING

Integrated garage with power and light laid on and up and over door (5.43m x 2.90m)



View from Property





SERVICES

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

COUNCIL TAX

This property is in Band E.

VIEWING

By arrangement with the Selling Agents on 01671 404100.

OFFERS

Offers in the region of £230,000 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.