



**31 Liddesdale Road,
Stranraer,
DG9 0AT**

EPC = C

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

- **Spacious semi-detached family property situated in popular residential area, close to all local amenities**
- **3 Bedrooms**
- **The property has been maintained to a high standard benefiting from double glazing and gas-fired central heating**
- **Easily maintained garden with off-road parking for several vehicles**
- **Offers over £130,000**



31 LIDDESDALE ROAD, STRANRAER

Attractive three-bedroom family property with accommodation over two floors and situated close to all local amenities including Primary and Secondary Schools and Leisure Centre. The property is in walk-in condition throughout benefiting from double glazing, gas-fired central heating and easily maintained garden with off-road parking for several vehicles.

Accommodation comprises:- Ground Floor – Entrance Porch. Hall. Lounge. Kitchen. Bedroom. First Floor – 2 Bedrooms. Shower Room.

GROUND FLOOR ACCOMMODATION

Entrance Porch

2.01m x 1.25m

UPVC glazed entrance door. North east facing window. Built-in cupboard housing electric meter. Understairs storage cupboard. Laminate flooring. Steps leading to hall.

Hall

Stairs to first floor accommodation. Laminate flooring. Radiator.

Lounge

4.90m x 3.50m

Spacious, bright and airy family room with north east and south west facing windows. Ornate fire surround with inset pebble electric fire. Laminate flooring. Radiator.



Kitchen/Dining Area

5.00m x 2.65m

Two south facing windows. Fitted with a good range of modern wall and floor units, ample worktops with matching splashbacks, inset composite single drainer sink. Integrated appliances include gas hob with electric oven below and extractor fan above. Space and plumbing for washing machine. Gas combi-boiler. UPVC glazed door giving access to garden. Radiator.



Bedroom 3**3.31m x 3.23m**

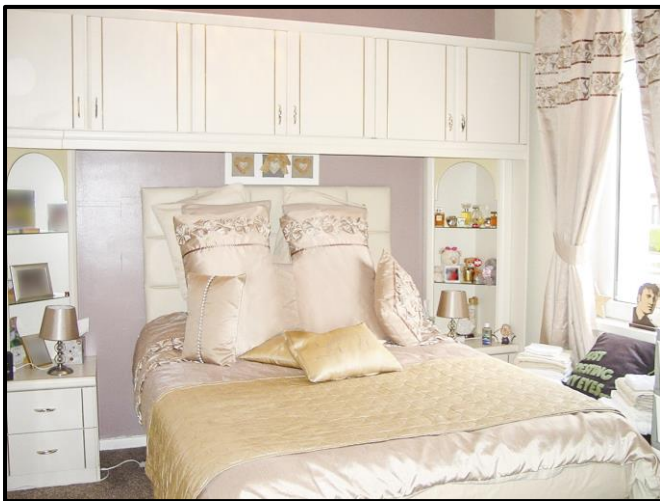
North east facing window. Fitted with overbed storage unit. Radiator.

FIRST FLOOR ACCOMMODATION**Landing**

Spacious landing with north east facing window. Built-in shelved linen cupboard. Hatch to attic. Radiator.

Bedroom 1**3.92m x 3.55m**

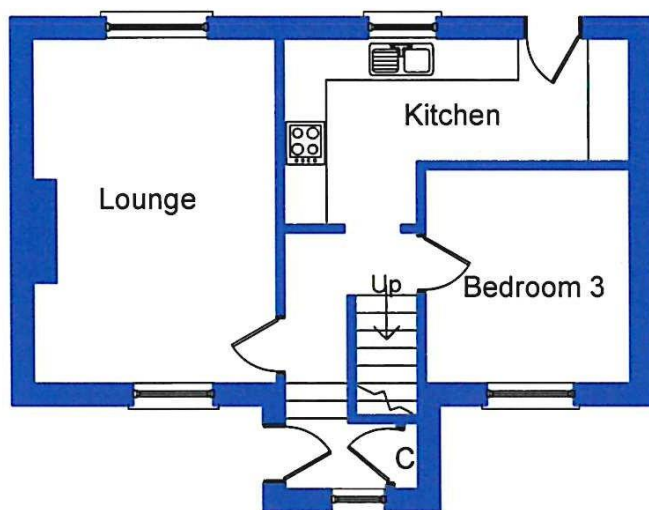
North east and south west facing windows. Built-in shelved and hanging wardrobes. Radiator.

Ground Floor BedroomBedroom 1**Bedroom 2****3.86m x 3.22m**

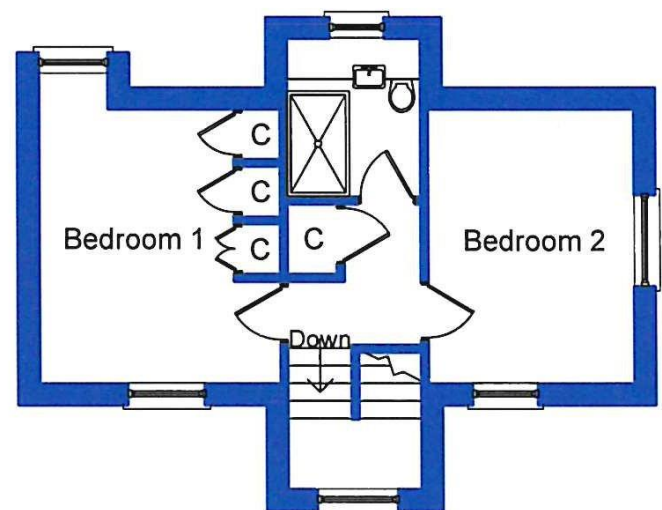
North east and north west facing windows. Laminate flooring. Radiator.

Shower Room**2.26m x 2.00m**

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



Ground Floor



First Floor

Sketch plan for illustrative purposes only

Garden

Metal double gates give access to the property. The garden ground is mainly laid with resin bonded surfacing and a large decking area, for ease of maintenance with a gravelled area and resin bonded surfacing to the front. Off-road parking for several vehicles.

OUTBUILDINGS

It is understood that the outbuilding can be taken over by separate negotiation.

Bar Area.

Keter outside Cloakroom fitted with WC with power and light laid on.

Keter shed 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

This property is in Band B.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers over £130,000 are anticipated and should be made to the Selling Agents. It is understood that the outside outbuildings can be taken over by separate negotiations.

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.