



**7 Dunbae Road,
Stranraer,
DG9 7QH**

EPC = D

A B & A MATTHEWS
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PROPERTY OFFICE

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and as HUNTER & MURRAY
25 Lewis Street • Stranraer DG9 7LA
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- **Attractive semi-detached property situated in a popular residential area**
- **Two Bedrooms**
- **The property has been maintained to a standard and is in walk in condition, benefiting from double glazing and gas central heating**
- **Large easily maintained garden with off-road parking**
- **Offers in the region of £85,000**



7 DUNBAE ROAD, STRANRAER

Semi-detached two-bedroom house conveniently situated within walking distance of the town centre and all local amenities. The property has been well maintained and benefits from double glazing and gas central heating. There is an easily maintained garden to the front and rear of the property with a paved driveway providing off road parking.

Accommodation comprises:- Entrance Hall. Lounge. Kitchen. Two Bedrooms. Bathroom.

GROUND ACCOMMODATION

Entrance Hall

2.80m x 1.98m

White UPVC entrance door. Access to lounge and first floor accommodation. Storage cupboard under the stairs housing boiler.

Lounge

5.63m x 3.60m

Bright and airy family room with space for dining area. Shelved alcove. Windows to the southwest and northeast. Two radiators.



Kitchen

2.88m x 2.37m

Northeast facing window. Fitted with a good range of wall and floor units, ample worktops and inset stainless steel sink. Tiled splashbacks. Space and plumbing for washing machine. White glazed UPVC door giving access to the rear garden.



FIRST FLOOR ACCOMODATION

Bedroom 1

3.95m x 2.71m

Southwest facing window. Double fitted wardrobes and shelved storage cupboard. Radiator.



Bedroom 2

3.58m x 2.85m

Northeast facing window. Radiator.



Bathroom

1.95m x 1.70m

Partially tiled. Fitted with a white suite comprising WC, wash hand basin, bath and electric shower. Radiator.



Attic Space

The property has a large, boarded loft space with an easy access ladder. It is primed for conversion.

GARDEN

Front garden mostly laid with lawn but provides a concrete driveway for off road parking. There is access to the rear of the property and the rear garden which is mostly lawn with a concrete base for garden shed.



SERVICES

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

COUNCIL TAX

This property is in Band C.

VIEWING

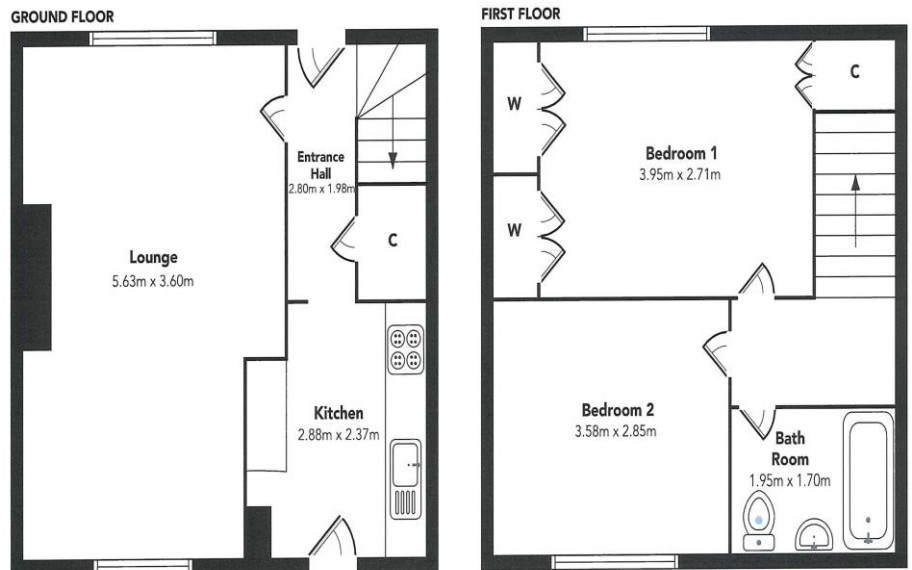
By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £85,000 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.



Floorplans are indicative only - not to scale
Produced by Plushplans



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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.