



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

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](http://www.abamattthews.com)

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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

- **Attractive end terraced property situated in a popular residential area**
- **Two Bedrooms**
- **The property benefits from double glazing and gas central heating**
- **Easily maintained garden lying on three sides of the house with off road parking**
- **Offers in the region of £75,000**



## **33 DUNBAE ROAD, STRANRAER**

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End terraced two-bedroom house conveniently situated within walking distance of the town centre and all local amenities. The property benefits from double glazing and gas central heating. The garden lies on three sides of the property with a paved driveway providing off road parking.

Accommodation comprises: - Entrance Hall. Open Plan Lounge and Dining Room. Kitchen. First Floor – 2 Bedrooms. Shower Room.

### **GROUND FLOOR ACCOMMODATION**

#### **Entrance Hall**

**2.80m x 1.98m**

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

#### **Lounge**

**3.52m x 2.40m**

Bright and airy family room with north and south facing windows. Two radiators.



#### **Dining Room**

**2.92m x 2.72m**

Open plan living room and diner. North and south facing windows. Two radiators.

#### **Kitchen**

**2.74m x 2.63m**

South facing window. Fitted with a range of floor and wall units with ample worktops and inset stainless steel sink. Space and plumbing for washing machine. Built under oven with electric hob and cooker hood over. Built in cupboard housing gas boiler. White UPVC door giving access to the garden.



## **FIRST FLOOR ACCOMODATION**

### **Bedroom 1**

**4.6m x 2.70m**

North facing window. Fitted with pine storage unit comprising of 3 wardrobes with overhead storage cupboards, dressing table and bridging unit over space for double bed. Radiator.



### **Bedroom 2**

**3.65m x 2.85m**

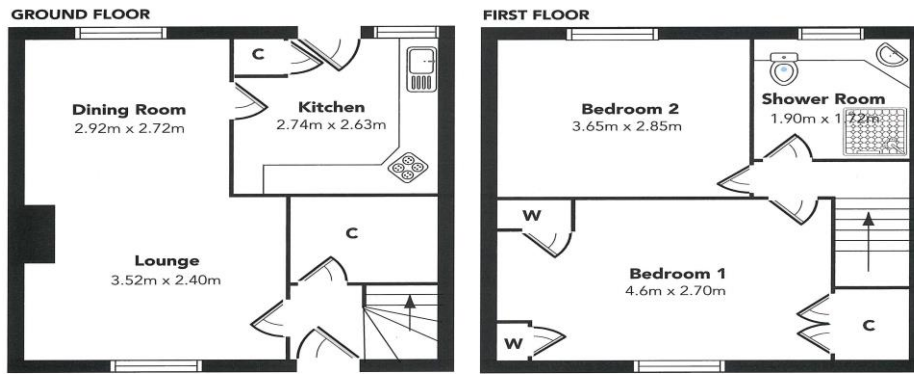
South facing window overlooking the rear garden. Radiator.



### **Shower Room**     **1.90m x 1.72m**

Partial tiled. Fitted with a white suite comprising WC, corner sink with storage cupboards underneath, shower cubicle with electric shower.





Floorplans are indicative only - not to scale  
Produced by Plushplans

## **GARDEN**

The front garden is in gravel with a concrete drive providing off road parking. The rear garden is hard landscaped.



## **SERVICES**

Mains water supply with mains drainage, mains electricity and gas central heating.

EPC = C

## **COUNCIL TAX**

This property is in Band B.

## **VIEWING**

By arrangement with Selling Agents on 01671 404100.

## **OFFERS**

Offers in the region of £75,000 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

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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.