



***East Lodge,
Dunragit,
Stranraer,
DG9 8PH***

EPC = E

A B & A MATTHEWS
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and as **HUNTER & MURRAY**

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- **Charming “Category B Listed” detached stone built property with slate roof situated in village location**
- **2 Bedrooms**
- **The property has been maintained to a high standard benefiting from oil-fired central heating**
- **East Lodge stands in a large area of mature garden ground with off-road parking**
- **Offers in the region of £160,000**



EAST LODGE, DUNRAGIT

East Lodge is a charming two bedroom detached "Category B Listed" cottage, situated in the popular village of Dunragit. The cottage occupies a large corner plot with detached garage and off-road parking for several vehicles. The property has been well maintained throughout the years and benefits from oil-fired central heating.

The village of Dunragit is located some 6 miles from Stranraer, which is the nearest town, and where all local amenities can be found such as supermarkets, shops, Secondary and Primary Schools, Hospital, restaurants, and train station. The port of Cairnryan, is just over 6 miles from Stranraer has two ferry operators running passenger and freight services to Northern Ireland.

Accommodation comprises: - Ground Floor – Hall. Lounge. Kitchen. Rear Porch. Bedroom. Bathroom.

GROUND FLOOR ACCOMMODATION

Hall

2.26m x 2.25m

Hardwood entrance door with ornate leaded glass panel. Built-in storage cupboard.

Lounge

4.67m x 3.20m

Bright and airy room with south and south east facing windows. Feature stone built fireplace with wooden mantel and inset multi fuel stove. Stairs to first floor accommodation. Two cast iron radiators.



Kitchen

3.56m x 3.30m

North facing window. Fitted with a good range of wall and floor units, ample worksurfaces, tiled splashbacks and inset 1 ½ bowl stainless steel drainer sink. Integrated appliances include electric hob, electric oven below and chimney style extractor fan above. Space and plumbing for washing machine and dishwasher. Tiled flooring. Cast iron radiator.



Rear Porch**1.95m x 1.56m**

Tiled flooring. Hardwood door giving access to garden ground.

Bedroom 1**4.66m x 3.76m**

Two west facing windows. Feature curved stone wall with open fire. Two cast iron radiators.

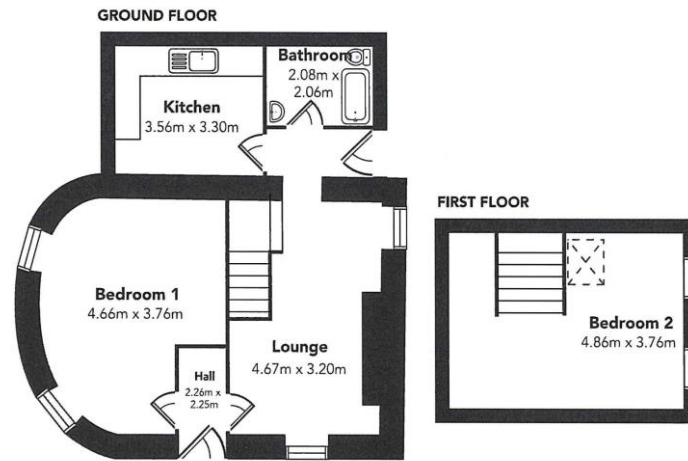
Bathroom**2.08m x 2.06m**

Partially tiled and fitted with a white suite comprising WC, wash-hand basin and bath with electric shower over. Tiled flooring. Extractor fan. Cast iron radiator.

**FIRST FLOOR ACCOMMODATION****Bedroom 2****4.86m x 3.76m**

Spacious room with two south facing porthole windows and velux window. Feature stone wall. Cast iron radiator.





Floorplans are indicative only - not to scale
Produced by Plushplans

Garden

East Lodge stands in a large well-maintained area of garden ground which is mainly laid to lawn with mature flowering borders and gravel and paving areas. Off-road parking for several vehicles.



OUTBUILDING

Detached brick and concrete built garage with pitched tiled roof which is equipped with workbenches suitable for a home workshop.



SERVICES

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

COUNCIL TAX

This property is in Band B.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £160,000 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.