

***47 Corsewall Crescent,  
Stranraer,  
DG9 0EN***

EPC = D

**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)

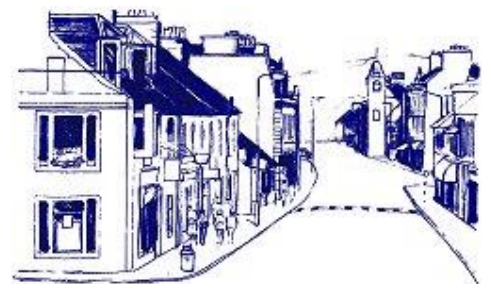
---

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

- **Deceptively spacious second floor flat situated close to town centre and all local amenities**
- **2 bedrooms**
- **The property benefits from double glazing and gas fired central heating**
- **Communal garden**
- **Offers in the region of £50,000**



## **47 CORSEWALL CRESCENT, STRANRAER**

---

Deceptively spacious, two-bedroom second floor flat, situated close to the town centre and all local amenities. The property benefits from double glazing, gas-fired central heating and is in walk-in condition throughout. There is a communal garden and parking area. Accommodation comprises: - Hall. Lounge. Kitchen. 2 Bedrooms. Bathroom. Store

### **ACCOMMODATION**

Communal stairwell gives access to the property. White UPVC entrance door with glazed side panel gives access into the accommodation.

#### **Entrance Hall**

Spacious entrance hall giving access to all rooms. Two built-in shelved storage cupboards.



#### **Lounge**

**4.93m x 3.42m**

Bright and airy with east facing window. Two radiators.



**Kitchen****3.44m x 3.15m**

West facing window and fitted with a good range of wall and floor units, ample worktops with matching splashbacks, inset stainless steel sink and breakfast bar. Space and plumbing for washing machine. Space for slot-in cooker with extractor fan above. Two built-in storage cupboards, one housing boiler. Radiator.

**Bedroom 1****3.37m x 2.38m**

East facing window. Large built-in wardrobes with shelved and hanging storage and sliding doors. Radiator.

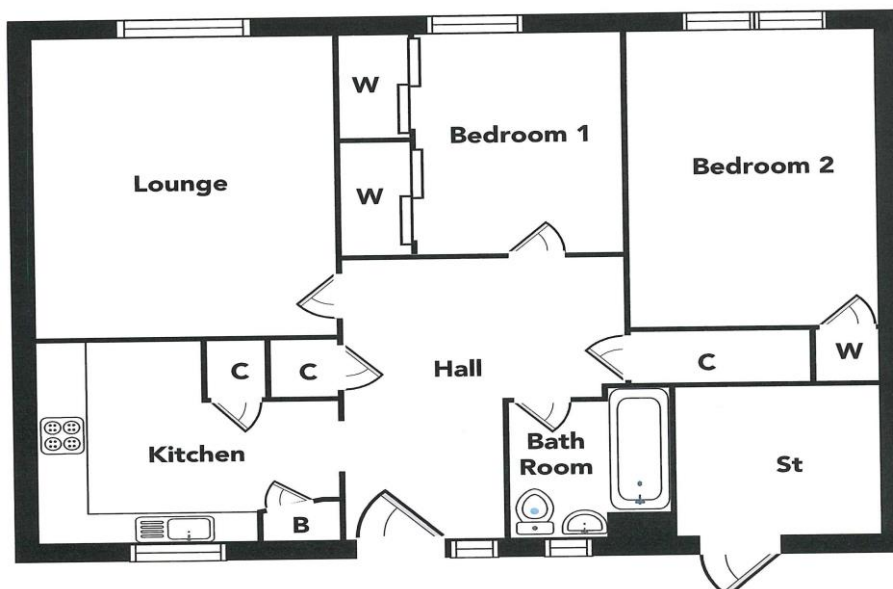
**Bedroom 2****4.26m x 3.06m**

East facing window. Built-in wardrobe with hanging storage. Radiator.

**Bathroom****2.20m x 1.96m**

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





Floorplans are indicative only - not to scale  
 Produced by Plushplans 

### **Store**

Outdoor storage area housing electric meters.

### **Garden**

There is a communal garden and parking area.

### **SERVICES**

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

### **COUNCIL TAX**

The property is in Band A.

### **VIEWING**

By arrangement with Selling Agents on 01671 404100.

### **OFFERS**

Offers in the region of £50,000 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.



38/40 Albert Street • Newton Stewart • DG8 6EF • Tel: (01671) 404100 • Fax: (01671) 401443 • URL: [www.abamatthews.com](http://www.abamatthews.com)

---

### **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.