



***Building Plot,
Stewart of Garlies Road,
Minnigaff***

- **Building Plot situated within walking distance of town centre and all local amenities**
- **Planning Permission for the erection a single dwellinghouse**
- **Mains water and electricity on site and drainage close by**
- **Offers in the region of £65,000**

A B & A MATTHEWS
Solicitors & Estate Agents

PROPERTY OFFICE

38-40 Albert Street • Newton Stewart DG8 6EF

Tel: (01671) 404100 • Fax: (01671) 401443

www.abamatthews.com

BANK OF SCOTLAND BUILDINGS

Newton Stewart • DG8 6EG

Tel: (01671) 404100 • Fax: (01671) 404140

THE OLD BANK

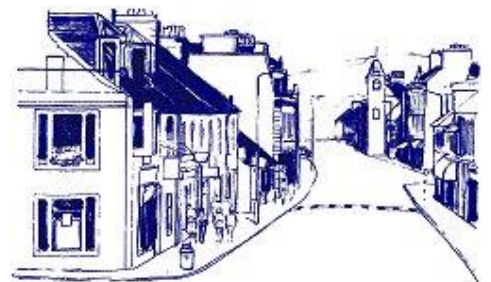
Buccleuch Street Bridge • Dumfries DG2 7TJ

Tel: (01387) 257300 • Fax: (01387) 257333

and as **HUNTER & MURRAY**

25 Lewis Street • Stranraer DG9 7LA

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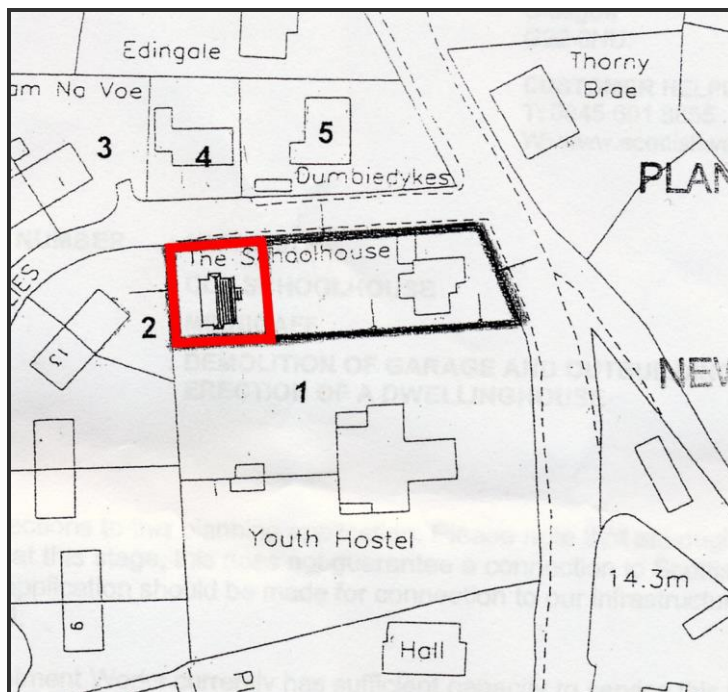


BUILDING PLOT, STEWART OF GARLIES ROAD, MINNIGAFF

Building Plot extending to approximately 300 square metres with Planning Permission for the erection of a single dwellinghouse. The site is situated close to the town centre and is within walking distance from all local amenities. Mains supplies of water and electricity are located near by.

Planning Application Reference - 07/P/5/0074

Planning Office: Ashwood Drive, Sun Street, Stranraer, DG9 7JJ (Tel: 01776 888418).



SERVICES

Mains water and electricity are located nearby. The property will be connected to the mains drainage system

COUNCIL TAX

To be assessed on completion.

VIEWING

By arrangement with the Selling Agents.

OFFERS

Offers in the region of £65,000 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.