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Offers Over £160,000 are invited

**49 Liddesdale Road
Stranraer
DG9 0AE**



An opportunity arises to acquire an extended, detached bungalow occupying a cul-de-sac position within a popular residential development towards the west end of town.

This property sits on a generous plot boasting mature gardens and off road parking allowing access to a detached garage. With some scope for general modernisation within, this property also benefits from comfortable accommodation over one level with gas fired central heating and full D.G

ENTRANCE PORCH, HALLWAY, LOUNGE, KITCHEN, DINING ROOM, CONSERVATORY, BATHROOM, 2 BEDROOMS, LARGE GARDEN, DETACHED GARAGE



Occupying an attractive location on the fringe of a popular modern residential development towards the western perimeter of town, this is an extended, detached bungalow which provides comfortable accommodation over one level with some scope for modernisation within.

The property is of original timber frame construction under a tiled roof, finished in Fyfe stone/render and benefits from a splendid kitchen, bathroom, delightful conservatory to the rear, uPVC double glazing and gas fired central heating.

The property is also set on a large plot, boasting mature garden ground and off road parking, giving access to a detached garage.

It is situated adjacent to a range of modern residences of varying style.

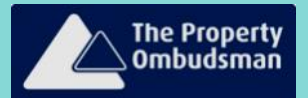
Local amenities include general store and Sheuchan Primary School while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all located in and around the town centre approximately one mile distant.

Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.



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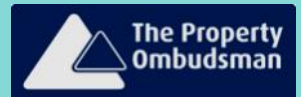
South West Property Centre
Charlotte Street
Stranraer
DG9 7ED
01776 706147 property@swpc.co.uk





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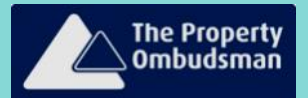
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NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout.

COUNCIL TAX

Band D

EPC RATING

D

SERVICES

Mains electricity, gas, water & drainage

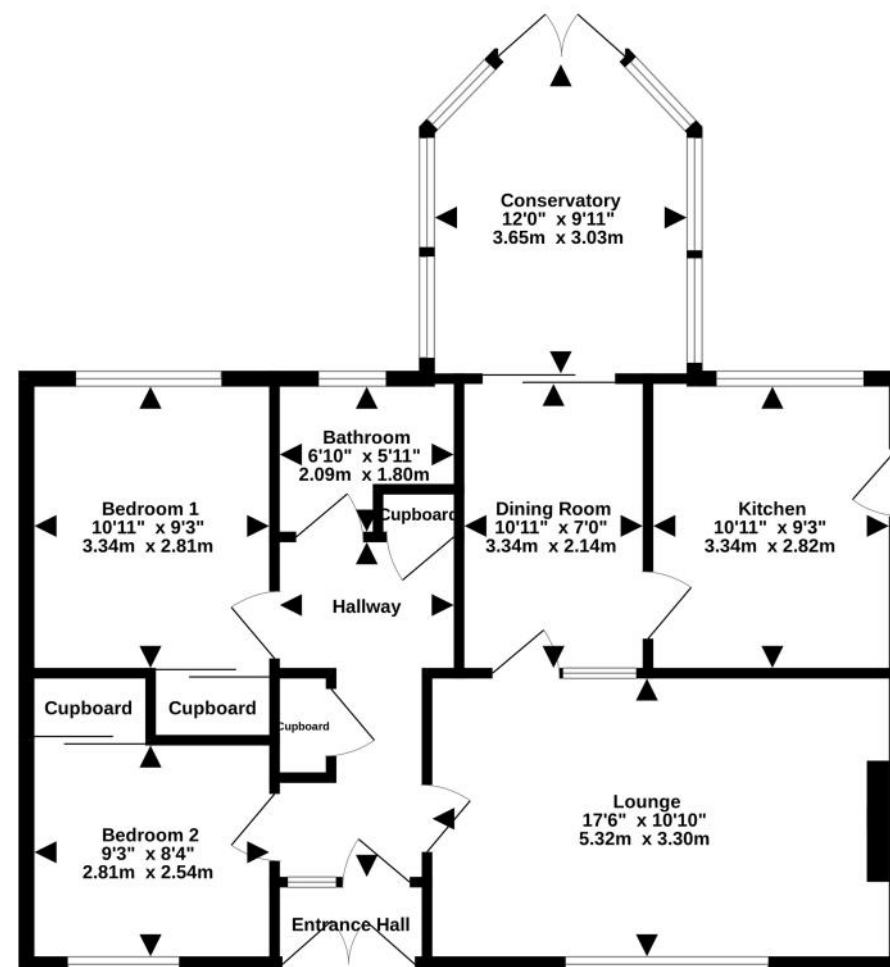
VIEWING ARRANGEMENTS

Through the selling agents, South West Property Centre Limited at their Stranraer office. 01776 706147

OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

Ground Floor
813 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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