

All offers to be submitted to

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MORTGAGE ARRANGEMENTS

As MORTGAGE BROKERS, if you instruct us we can arrange YOUR mortgage package to suit your requirements through our established connections with leading Banks and Building Societies.

SELLING YOUR OWN HOME ?

If you are seriously considering moving home now is the time to consider arranging a market appraisal of your existing property. Contact BRENDA for your FREE pre-sale market appraisal.

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form a part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and inquiries.

The photographs used are for the purposes of illustration and may demonstrate only the surroundings. They are NOT therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale.

J.B. Graham

PROPERTY - MORTGAGES - INSURANCE



NEW LUCE

CLACHAIG

GUIDE PRICE £75000



LOUNGE DINING ROOM KITCHEN ONE BEDROOM STUDY
FULLY DOUBLE GLAZED ELECTRIC WET SYSTEM CENTRAL HEATING
GARDEN TO THE REAR

www.jb-graham.co.uk

LOUNGE 5.385 x 3.760

A new oak coloured laminate floor with a high quality underlay has been laid throughout. The walls are tastefully decorated and laminated mahogany skirting and architrave fitted. The layout of the electric fittings have been designed to suit modern day use, with brass fittings providing 4 double and 1 single socket, TV point and BT outlets. Three radiators for your warmth and comfort. Windows to the front and rear gives this a bright outlook



KITCHEN 2.66 x 2.63

Newly fitted kitchen with cream units with black laminate worktops, Cooker point, plumbed for washing machine and space for a fridge. Fully tiled splash back to match the kitchen units. The rear door to the garden is a cleverly designed stable door which when in use makes a lovely feature.



SHOWER ROOM 1.52 x 1.68 Alcove .950 x 700

Completely refurbished, Laminate tiled flooring and fully tiled walls, there is an attractive alcove with down lighter accommodating the toilet area. An illuminated vanity mirror with double shaver sockets is above the WHB and a double height towel rail which can be used through the central heating system or from the electric element within completes the look.



BEDROOM ONE 3.88 x 3.65

Double room with a built in wardrobe with light fitting inside, window overlooking the rear garden. Cleverly designed sockets are well placed to accommodate lighting either side of the bed, Two radiators for warmth.



STUDY 2.50 X 1.04

With window to the rear overlooking the garden this useful space is suitable for study or storage, radiator for warmth.



THE PROPERTY

Newly refurbished inside and out to a very high standard, this lovely cottage set in the village of New Luce is in walk in condition comprising One double bedroom, lounge, Kitchen Shower room and study. Garden to the rear with the possibility of gaining some extra ground from the next door neighbours should you wish to have outside access to the rear garden or would like to build a garage. This home would make an excellent holiday cottage or for someone wishing to get away from the rat race.



Details prepared August 2014