

39 Gilford Road  
SCARVA BT63 6NG

**shooter**  
property services



AN EXCELLENT SITE  
COMPRISING DWELLING  
SUITABLE FOR REPLACEMENT

Situated on an excellent site of approximately 0.5 acres, the existing dwelling has fallen in to disrepair and is ready for redevelopment (subject to usual approvals). The location is highly convenient to Scarva and the A1 Dual Carriageway via Loughbrickland. Inspection is highly recommended.

**BUILDING  
SITE**

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**for sale**

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**£100,000**





## Features:

- \* Detached Dwelling Ready for Replacement (STP) / Extensive Repair
- \* Excellent Site of approximately 0.5 acres
- \* Conveniently Located just 0.6 miles from Scarva & 2 miles from Gilford
- \* Pleasant Rural Vistas
- \* Existing Accommodation Comprises 4 Bedrooms, 2 Reception Rooms over c. 115 sqm

## Price:

Offers Around: £100,000  
Ref: 11006

## Further Information:

Christopher Boyce  
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Caroline McConkey  
caroline@shooter.co.uk

**Making an offer:** As part of our service to all our clients and in order to provide up to date mortgage details along with a quality mortgage service, our mortgage advisors will be asked to contact persons offering on a property. **Holding deposits:** Upon acceptance of an offer, within 24 hours we must ask you to lodge with us a Holding Fee as shown above, which will be refundable up until contract acceptance. **Note:** These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can offer no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding descriptions and measurements.

## Enquiries To Banbridge

Please call (028) 4066 2206  
Mon – Fri 9:00am to 5:30pm  
Sat 9:30am to 12 noon

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