



AILSA CRAIG, 367a HIGH STREET, SWANAGE
£465,000

This substantial semi-detached family house occupies a pleasant slightly elevated position near the western outskirts of Swanage overlooking open country to the Purbeck Hills in the distance. Ailsa Craig is thought to have been built during the 1930s and is of traditional cavity brick construction, the upper part being cement rendered with granite chippings under a concrete tiled roof.

The property offers well planned, family accommodation close to local schools and other amenities. It also has the advantage of a good sized South facing garden, a detached garage and off-road parking for several vehicles.

Swanage lies at the eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the south is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

All viewings are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 2NP**.

Property Ref **HIG1940**

Council Tax Band **C**

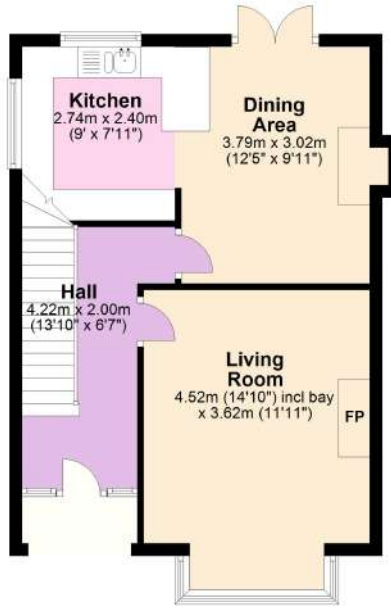
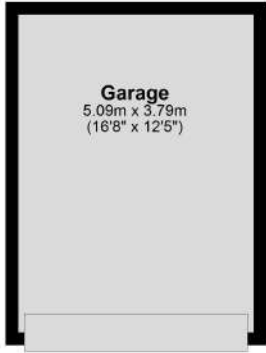


The attractive arched entrance porch and hall welcome you to Ailsa Craig. Leading off, the good sized living room is at the front of the property and has a Purbeck stone fireplace and views across open country to the Purbeck Hills. Beyond, the open plan kitchen dining room is South facing. The dining area has space for a Range style cooker and double glazed casement doors opening to the paved patio and rear garden. The kitchen area is fitted with a range of light units with contrasting worktops and breakfast bar and has space for a washing machine.

On the first floor there are three bedrooms. The principal bedroom is particularly spacious with a large bay window, fitted wardrobe and views across open country to the Purbeck Hills in the distance. Bedroom two is a good sized South facing double and has the benefit of fitted wardrobes. Bedroom three is a single with similar views to bedroom one. The family bathroom is fitted with a modern white suite and completes the accommodation.

Outside, a long driveway leads up to the property. The front garden is mostly laid to lawn with dwarf Purbeck stone walling. There is gated access to the rear where the drive continues to a detached garage (with light and power), and provides secure off-road parking for several vehicles. The South facing rear garden is mostly laid to lawn with flower/ borders and a paved patio area.

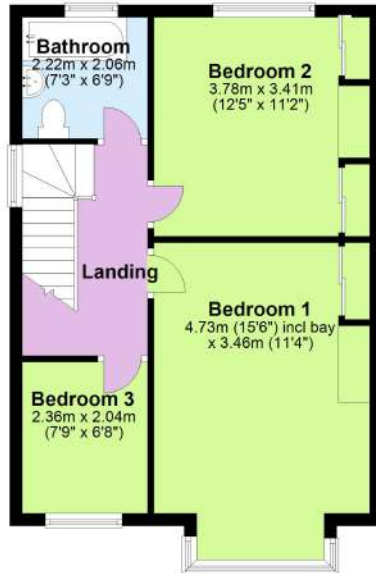
Ground Floor



Total Habitable Floor Area Approx. 89m² (958sq ft)

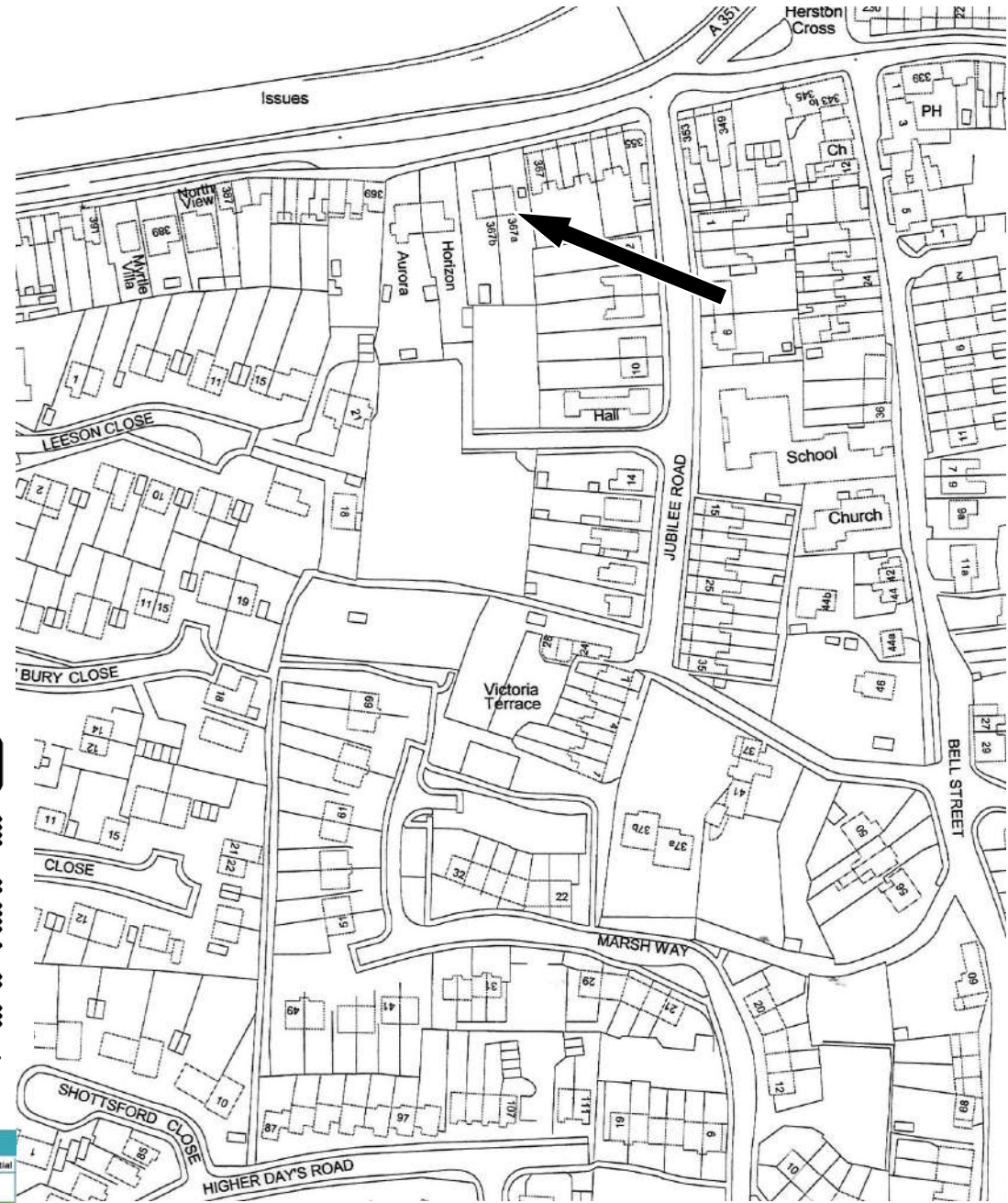


First Floor



Scan to View Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92 plus)		81
B	(81-91)		
C	(69-80)		
D	(55-68)	67	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			



THE PROPERTY MISEDSCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

