



WILLIAMSON
& HENRY
Solicitors & Estate Agents

KILDARROCH

SANDHEAD, STRANRAER, DG9 9JB

Spacious 3 bedroom detached bungalow in the popular coastal village of Sandhead.

Accommodation:

Ground Floor: Reception Hallway
Sitting Room
Kitchen/Dining Room
Utility Room
Bathroom
Conservatory
Double Bedroom 1
Double Bedroom 2
Double Bedroom 3

Outside: Garage
Garden



Kildarroch is a spacious detached bungalow providing bright flexible accommodation throughout which is sure to suit a number of different buyers. This delightful home is a short walk away from the beach, village shop and local hotel and restaurant.

Stranraer is a renowned golfing area, with the championship course at Stranraer augmented by two other excellent 18 hole courses at Portpatrick and Glenluce. The town is a hotbed of Scottish Curling, with the renowned local rink at the North West Castle Hotel having fostered the careers of many world-class curlers over the years. There are two bowling clubs in Stranraer, with several of the local villages also having clubs. The local area has many fishing lochs and sea fishing is also popular. Marine activities on Loch Ryan include sailing and coastal rowing. The town hosted the World Skiffie Championships for coastal rowing in 2019.

The local amenities of Stranraer are a short distance away from Millhouse, including the Galloway Community Hospital, Ryan Centre Leisure Centre, as well as Primary and Secondary Schools. The town benefits from a number of supermarkets and a variety of small independent shops

ACCOMMODATION

Entered from the front garden through wooden obscure glazed front door with wooden obscure glazed sized panel into:-

ENTRANCE VESTIBULE **1.78m x 1.75m**

Ceramic tiled floor, Ceiling light. Cupboard with hanging rail and shelving. Wooden etched glass effect door with matching glazed side panels leading into:-

RECEPTION HALLWAY **4.69m x 1.78m and 5.37m x 1.03m**

Wide L-shaped reception hallway with Karndean flooring. Shelved cupboard. Loft

access hatch. Ceiling lights. Ceiling cornicing. Radiator with thermostatic valve. Doorways leading off to all main accommodation.

SITTING ROOM **4.59m x 5.89m**

Bright, spacious front-facing reception room benefiting from ample natural light from large uPVC double-glazed picture window with curtain track above. Wood-burning stove on marble hearth. TV aerial point. Radiator with thermostatic valve. Ceiling light. Ceiling cornicing. Fitted carpet.

KITCHEN/DINING ROOM **4.10m (narrowing to 3.79m) x 5.84m**

Spacious farmhouse-style kitchen with ample room for dining table and chairs which can be accessed directly from both the main hallway and sitting room. . uPVC double-glazed picture window to rear overlooking garden. Wooden paneled ceiling. Fluorescent strip light with further separate ceiling light. Farmhouse-style wooden fitted kitchen units with wood-effect butchers block work surfaces. Stainless steel one and a half bowl sink with mixer tap. Tiled splashbacks. Space for free-standing cooker with extractor hood above. Doorways leading off to conservatory, walk-in pantry cupboard and utility room.

PANTRY CUPBOARD

Good sized walk-in pantry cupboard with wood-effect vinyl flooring. Space for under-counter fridge and freezer. Built-in shelving on one wall. Ceiling light. Also houses Kodiak hot water cylinder which is linked into the Joule solar panel heating system.

UTILITY ROOM **1.89m x 1.57m**

Well located utility room accessed directly from the Kitchen and garden. uPVC double-glazed window overlooking the garden. Ceiling light. Coat hooks. Space for washing machine and tumble dryer. Electric RCD fusebox for solar panels.

Wooden glazed door leading to decking area. . Ceramic tiled flooring

CONSERVATORY **3.21m x 5.14m**

Bright spacious modern conservatory with uPVC double glazed window on three walls and uPVC French doors leading out to rear garden and decking. Two architectural feature glazed windows to ceiling providing additional natural light. Radiator with thermostatic valve.

BATHROOM **3.01m x 3.01m**

Light, bright, spacious bathroom. Step up to corner shower-cubicle with mains shower. Suite of warm white wash hand basin inset into corner vanity unit providing additional useful storage and warm white bath. Radiator with thermostatic valve. Tiled from floor to ceiling on one wall with waist-height tiling on remaining walls. Warm white WC. Ceramic tiled floor. Recessed ceiling spotlights. uPVC obscure-glazed window overlooking rear garden. Chrome heated towel-rail with thermostatic valve. Fixed bathroom mirror.

DOUBLE BEDROOM 1 (right) **2.39m x 3.57m**

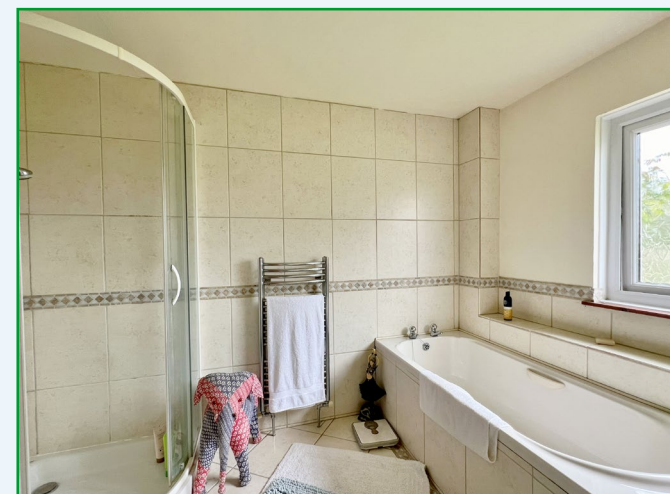
Large front-facing double bedroom. Large uPVC picture window with curtain track and curtains above. Fitted carpet. Radiator with thermostatic valve. Ceiling light.

DOUBLE BEDROOM 2 (left) **2.97m x 4.17m**

Spacious, light, rear-facing double bedroom. Large uPVC picture window with curtain track & curtains above. Double built-in wardrobe with hanging rail and shelving. Fitted carpet. Radiator with thermostatic valve. Ceiling light.

DOUBLE BEDROOM 3 **2.88m x 3.57m**

Front facing double bedroom. Large uPVC picture window with curtain track & curtain above.



Built-in wardrobe with hanging rail and shelving. Fitted carpet. Radiator with thermostatic valve. Ceiling light.

OUTSIDE

The front garden area has a generous tarmacadam driveway providing off street parking for a number of cars, a paved path wraps around the property giving access to the rear. Large level lawned area.

Rear Garden

Good sized decking area accessible from utility room and conservatory. Large garden fully enclosed on all sides by fencing. Mainly laid to lawn with paved patio area to rear and paved path leading to front of property. Concrete garage. Flower bed with well-established roses. Samsung air-source heat pump and PV solar panels.

BURDENS

The Council Tax Band relating to this property is .

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is C.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting our office.

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LM/HORTJ01-01





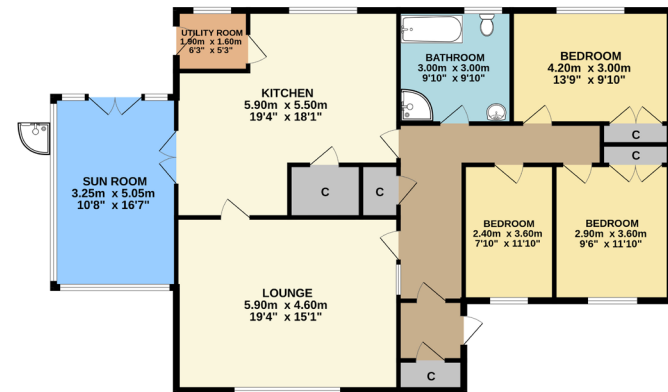
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GROUND FLOOR



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