



Goldowen, Sandhead

Stranraer

PRICE: Offers Over £160,000 are invited

Goldowen

Sandhead, Stranraer

Sandhead is a popular coastal village situated approximately seven miles south of Stranraer, overlooking Luce Bay on the Rhins of Galloway peninsula. The village provides a range of local amenities including a general store, Post Office, primary school, hotel and restaurant facilities. Sandhead is particularly well known for its extensive sandy beach, with opportunities for coastal walking and other outdoor pursuits. The larger town of Stranraer provides a comprehensive range of shopping, educational, healthcare and leisure facilities, together with transport connections to surrounding towns and villages. The surrounding area is renowned for its coastline, countryside and numerous beaches, with the picturesque villages of Portpatrick and Drummore also within easy reach.

Council Tax band: E

EPC Energy Efficiency Rating: E

- Detached four-bedroom bungalow
- All accommodation arranged over one level
- Situated within the popular seaside village of Sandhead
- Off-road parking & detached garage
- Low-maintenance front garden area
- Conveniently located for village amenities
- Within easy reach of Sandhead beach and Luce Bay
- Spacious accommodation
- Spacious lounge and modern fitted kitchen



Goldowen

Sandhead, Stranraer

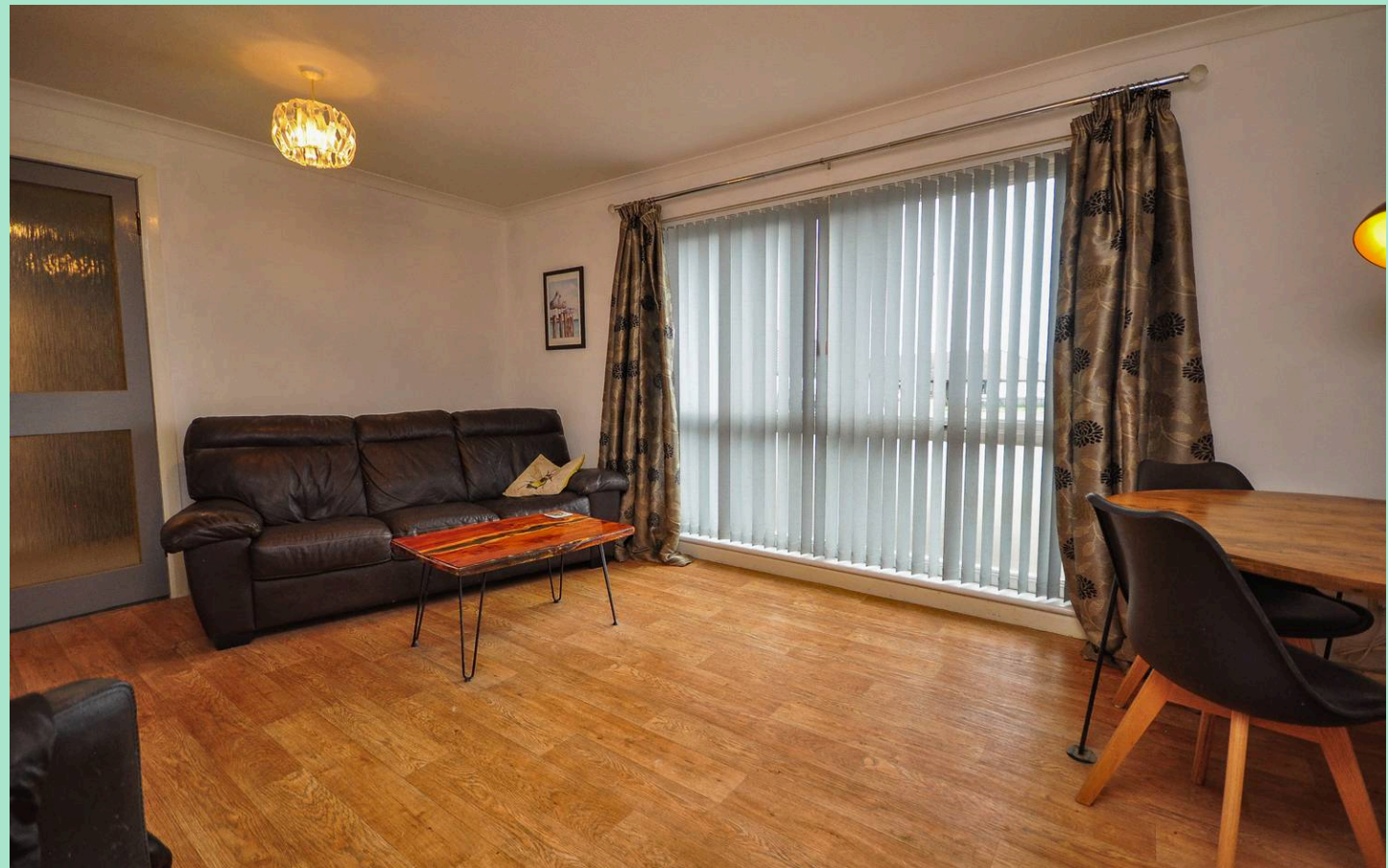
An opportunity arises to acquire a spacious detached four-bedroom bungalow situated on Main Street within the popular coastal village of Sandhead. The property provides well-proportioned accommodation, extending to approximately 1,146 sq. ft., with the added benefit of off-road parking, a detached garage and enclosed garden grounds.

The accommodation is arranged entirely over one level and comprises an entrance porch, central hallway with storage facilities, a spacious lounge with large window providing natural light and a modern fitted dining kitchen with a range of wall and floor-mounted units, integrated cooking appliances and ample worktop space.

There are four bedrooms, including a generously proportioned principal bedroom with adjoining WC. A modern shower room, comprising a shower enclosure, WC and wash hand basin, completes the accommodation.

The property benefits from a practical internal layout with good-sized rooms and useful storage facilities throughout.

Externally, there is off-road parking together with a detached garage. The garden grounds incorporate gravelled areas, paved pathways and an enclosed patio area, providing a range of outdoor spaces.



Situated within the popular seaside village of Sandhead, the property is conveniently positioned for local amenities and the extensive sandy beach overlooking Luce Bay.

Hallway

Glazed entrance porch with a UPVC external door and internal glazed door leading into the hallway. A spacious central hallway with patterned flooring, built-in storage cupboards and access to the principal accommodation.

Lounge

16' 6" x 11' 8" (5.04m x 3.55m)

Spacious and well-proportioned lounge with extensive floor-to-ceiling glazing providing excellent natural light. Wood-effect flooring, decorative feature wall and ample space for both lounge and dining furniture.

Kitchen

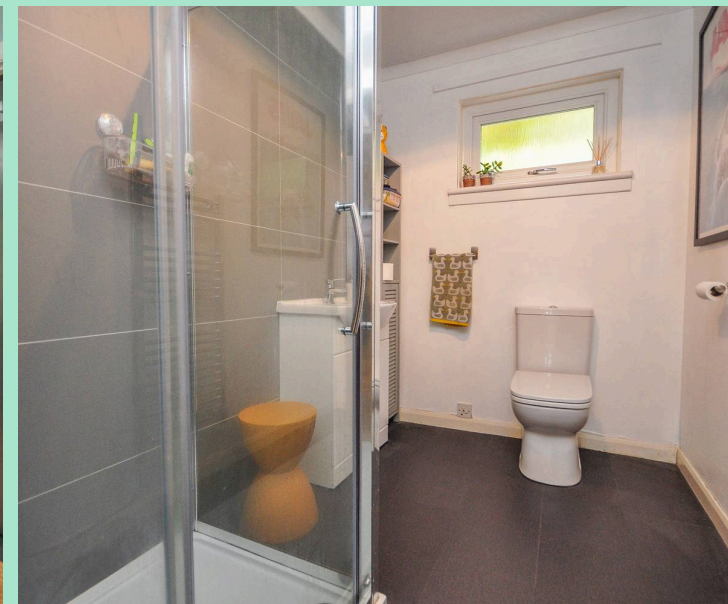
16' 6" x 11' 11" (5.04m x 3.63m)

Spacious dining kitchen fitted with a range of modern grey wall and floor units, contrasting wood-effect worktops and mosaic-style tiled splashback. Integrated oven, hob and extractor hood, with an inset sink positioned beneath the window and space for additional appliances. Wood-effect flooring, recessed ceiling lighting and ample space for dining furniture.

Shower Room

8' 10" x 6' 2" (2.70m x 1.89m)

Modern shower room fitted with a three-piece suite comprising a shower enclosure with glazed door, wash hand basin with vanity unit and WC. Grey tiled shower walls, dark flooring, chrome heated towel rail and high-level window providing natural light.



Bedroom

10' 1" x 8' 7" (3.07m x 2.62m)

Bedroom with a window providing natural light, built-in double-door wardrobe, wood-effect flooring and radiator. Currently furnished with a double bed and additional bedroom furniture.

Bedroom/ Study

12' 6" x 11' 7" (3.82m x 3.52m)

Spacious double bedroom currently utilised as a home office. Benefits from a large window providing natural light, wood-effect flooring, radiator and ample space for bedroom furniture. Also includes built in storage.

Bedroom

14' 11" x 13' 5" (4.55m x 4.08m)

Spacious double bedroom with window providing natural light, wood-effect flooring, radiator and ample space for bedroom furniture. Benefits from an adjoining WC with toilet and window.

En-Suite

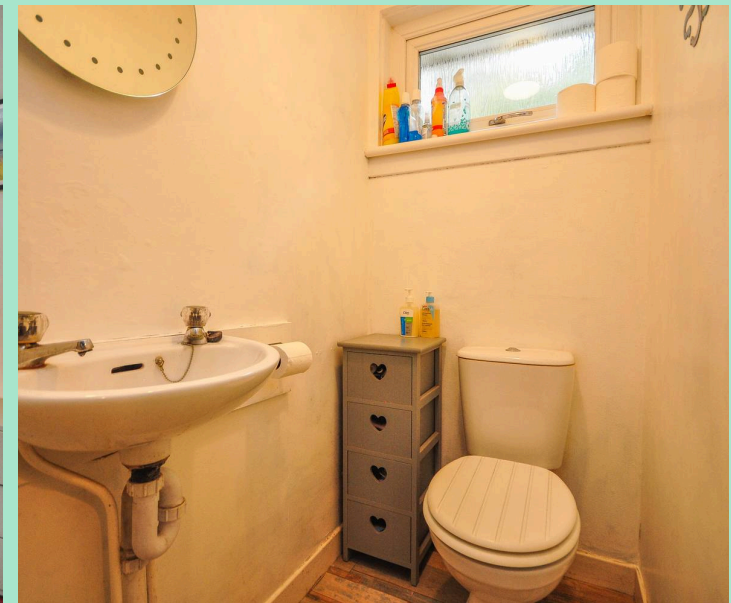
4' 9" x 3' 5" (1.46m x 1.04m)

Fitted with a two-piece suite comprising WC and wall-mounted wash-hand basin. Obscure glazed window providing natural light and wood-effect flooring.

Bedroom

13' 5" x 8' 7" (4.08m x 2.62m)

A versatile room currently utilised for storage, featuring wood-effect flooring and large sliding patio doors providing natural light and access to an outside paved area. Suitable for use as a bedroom, home office or additional sitting room.



Garden

The property benefits from a range of outdoor areas, including a paved patio enclosed by decorative blockwork and timber fencing. A further extensive area to the side is finished in decorative stone chippings, providing a low-maintenance space, with a detached garage featuring a roller shutter door. A paved pathway runs alongside the property with raised planting borders, while an additional enclosed garden area is laid with artificial grass and provides space for outdoor seating.

DRIVEWAY

2 Parking Spaces

GARAGE

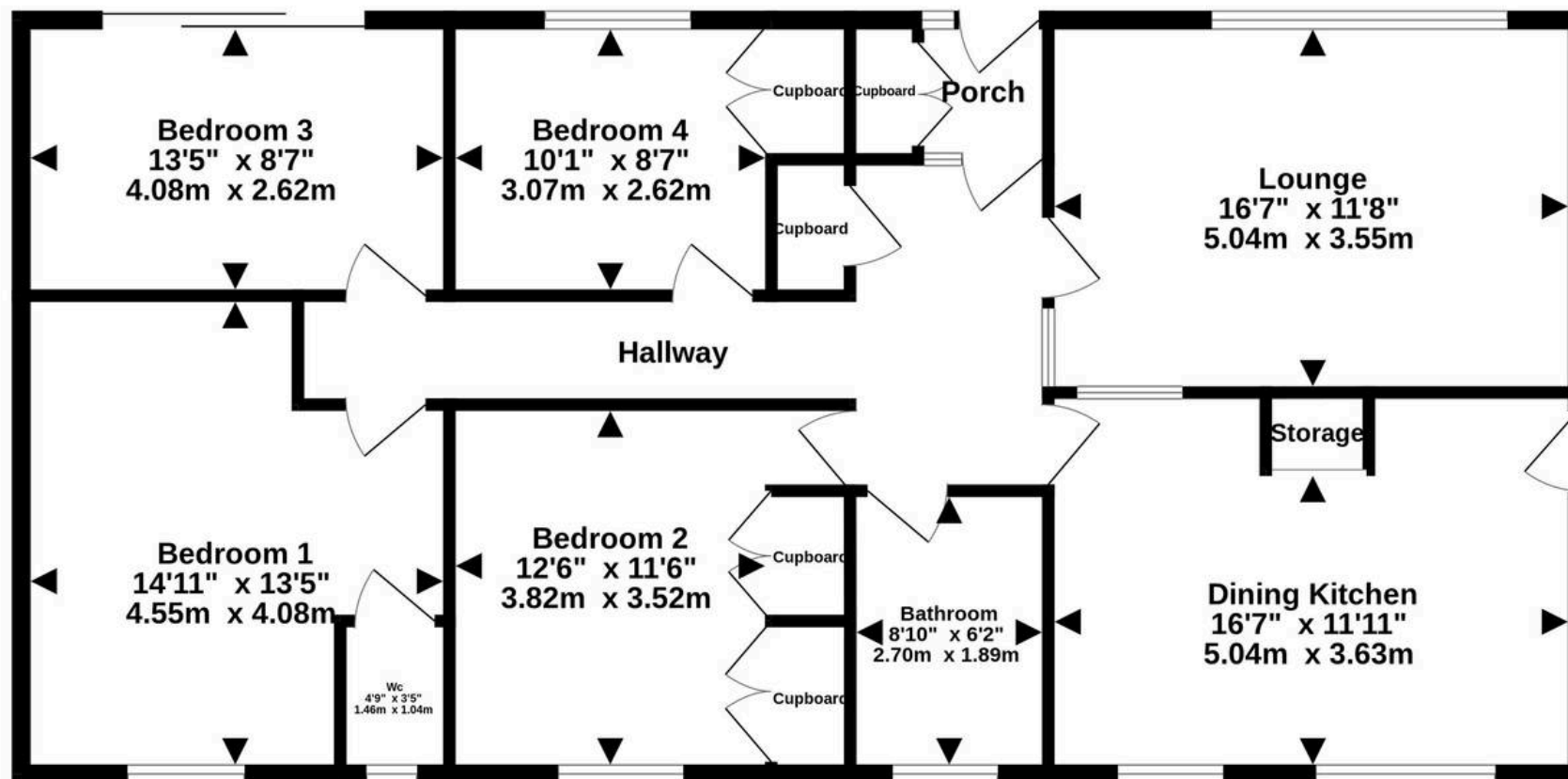
OFF STREET

SECURE GATED

ON STREET



Ground Floor
1146 sq.ft. (106.5 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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