



Ringuinea Moss, Sandhead

Stranraer, DG9 9LB

Offers Over £140,000 are invited

Ringuinea Moss

Sandhead, Stranraer

Local amenities can be found at the village of Sandhead which is only a few miles away and offers a Post Office, shop and hotel/restaurant. The principal Harbour town of Stranraer is about 12 miles away and offers a variety of shops, restaurants, and bars. There is a Railway station providing connections to Ayr, Prestwick, and Glasgow Airport. Just north of Stranraer is the port of Cairnryan offering Ferry connections to Northern Ireland.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- A charming rural cottage
- Located only a short drive from the seaside village of Sandhead
- Open views over the surrounding countryside
- In fair condition with scope for modernisation
- Oil central heating and a wood-burning stove
- Generous garden ground
- Ample off-road parking



Ringuinea Moss

Nestled amidst rolling countryside just a short drive from the picturesque seaside village of Sandhead, this charming two-bedroom detached cottage offers a delightful blend of rural tranquillity and convenient access to local amenities. With open views stretching across the surrounding fields, the property provides a peaceful retreat, perfect for those seeking a quieter pace of life. The cottage is presented in fair condition, offering excellent scope for modernisation and personalisation to create a truly special home. Inside, oil central heating and a welcoming wood-burning stove ensure comfort throughout the year, while the comfortable living spaces are filled with natural light and character. This inviting home is ideal for couples, small families, or those looking for a rural escape, with the added practicality of ample off-road parking.

The property is set within its own generous area of garden ground, predominantly laid to grass and interspersed with mature shrubs and established trees, creating an attractive and private outdoor environment. From both the cottage and the garden, there are far-reaching views over the idyllic countryside, providing a picturesque backdrop for outdoor relaxation or entertaining. A gravel driveway leads to the front of the property, offering ample off-road parking for multiple vehicles and ensuring convenience for residents and guests alike. This rural cottage presents a wonderful opportunity to embrace country living, with the added benefit of being just moments from the coast.



Hallway

The property is accessed by way of a new wooden storm door. CH radiator.

Sitting Room/3rd Bedroom

A double aspect sitting room featuring a cast iron fire surround. From the room, there are delightful views over the garden ground to farmland beyond. CH radiator and a TV point. This room could also be used as a ground floor bedroom, if required.

Lounge

A further reception room to the front featuring a wood-burning stove. Large built-in cupboard and a CH radiator.

Kitchen

The kitchen is fitted with a range of maple design floor and wall-mounted units with cream worktops incorporating a stainless steel sink. There is an electric cooker and plumbing for an automatic washing machine.

Shower Room

The shower room is fitted with a WHB, WC and a wet room shower cubicle with an electric shower and a waist height shower screen. Partial vinyl wall panelling.

Landing

The landing provides access to the bedrooms and a box room.

Bedroom 1

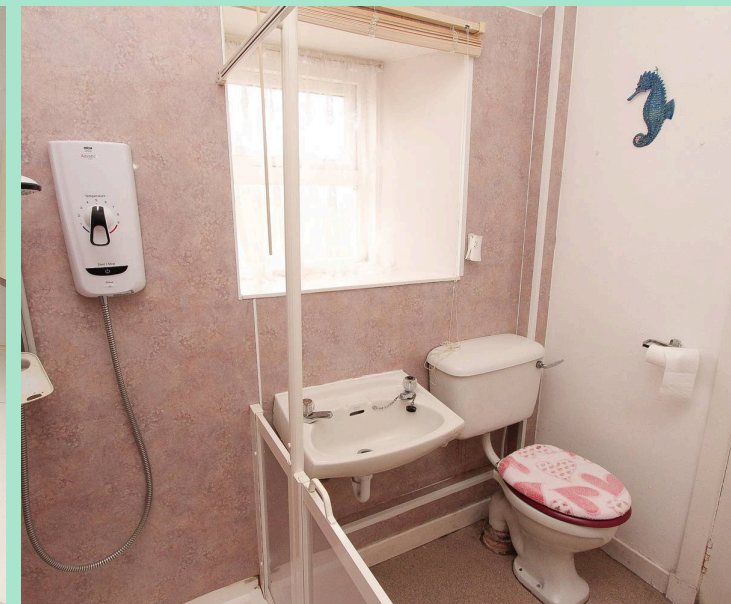
A bedroom to the front with a CH radiator.

Bedroom 2

A further bedroom to the front with a CH radiator.

Box Room

A useful storage room off the landing.



Boiler Room/Workshop & Store

A boiler room/workshop and a store to the rear of the main house. It may be possible to incorporate these spaces into the main house, subject to renovation and local authority approval.

Garden

The property is set amidst its own generous area of garden ground which is mainly laid out in grass with mature shrubs and trees. From the property and the garden, there are far reaching views over the surrounding countryside.

DRIVEWAY

4 Parking Spaces

There is a gravel driveway leading to the front of the property, providing ample off-road parking for multiple vehicles.



Ground Floor
969 sq.ft. (90.1 sq.m.) approx.

1st Floor
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1404 sq.ft. (130.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.





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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.