

FOR SALE

**15 BAIRD DRIVE
SANDHEAD, DG9 9LL**



An opportunity to acquire a modern bungalow located within the popular seaside village of Sandhead on the shores of Luce Bay. This well-proportioned residence provides family living over one level. In excellent condition throughout with many fine features to appreciate to include a contemporary 'dining' kitchen, delightful bathroom, en-suite master bedroom, internal oak doors, tasteful décor, oil fired central heating and uPVC double glazing. Set within its own easily maintained and fully landscaped garden ground with added benefit of a summerhouse. Ample off-road parking. Close to all village amenities and to superb sandy beach.

**ENTRANCE PORCH, HALLWAY, LOUNGE,
'DINING' KITCHEN, BATHROOM, 3 BEDROOMS
(1 EN-SUITE), SUMMERHOUSE, GARDEN**

PRICE: Offers over £200,000 are invited



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Charlotte Street
Stranraer
DG9 7ED
Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Occupying a pleasant cul-de-sac position within the popular seaside village of Sandhead, this is an excellent opportunity to acquire a well-proportioned detached family residence.

Of timber frame construction under a tile roof, this recently constructed property is in excellent condition throughout and benefits from a contemporary 'dining' kitchen, delightful bathroom, en-suite master bedroom, internal oak doors, ample storage, tasteful décor, oil fired central heating and uPVC double glazing.

It is situated adjacent to other properties of varying style and within its own easily maintained and fully landscaped garden ground.

The village of Sandhead provides local amenities including general store/P.O., hotel/restaurant, primary school, and general practice healthcare. All major amenities are to be found in the town of Stranraer approximately 7 miles distant and include supermarkets, hospital, indoor leisure pool complex and secondary school.

Sandhead has always been one of the most popular villages in the south west and there are wonderful sandy beaches only a few yards distant. There are many outdoor pursuits available locally including walking, fishing, sailing and splendid golf courses.

ENTRANCE PORCH:

The property is accessed by way of an uPVC storm door with side panel. Built-in cupboard and glazed interior door to the hallway.



HALLWAY:

The hallway provides access to all of the accommodation. There is a built-in cupboard, access to the loft, and CH radiator.



LOUNGE:

A main lounge with large picture window to the front. Wall lights, CH radiator, telephone point, and TV point.



[Further lounge image](#)



[Further kitchen image](#)



'DINING' KITCHEN:

The kitchen has been fitted with a range of floor and wall mounted units in white with ample worktops incorporating a stainless-steel sink with mixer. There is a ceramic hob, extractor hood, built-in oven, integrated dishwasher, and integrated washing machine. French doors to the rear garden. CH radiator.



BATHROOM:

The fully tiled bathroom has been fitted with a 3-piece suite in white comprising WC, WHB and bath. There is a shower in place over the bath. Heated towel rail.



BEDROOM 1:

A bedroom to the front with built-in wardrobe, wall mounted TV point, and CH radiator.



[Further bedroom 1 image](#)



BEDROOM 3:

A further bedroom to the rear with built-in wardrobe, wall mounted TV point, and CH radiator.



EN-SUITE:

Comprising a WHB, WC and large shower cubicle with mains shower. Heated towel rail.



GARDEN:

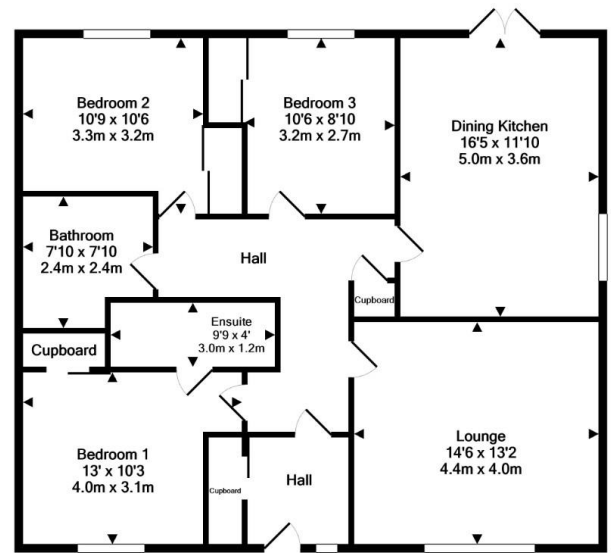
The property is set within its own area of fully landscaped and easily maintained garden ground. The front of the property is laid out to lawn. There is a paviour driveway providing ample off-road parking. The enclosed rear garden comprises further lawn, shrub borders, gravel patio, pergolas and paved pathways. There is a summerhouse and garden sheds. Outside lighting and water supply.



BEDROOM 2:

A bedroom to the rear with built-in wardrobe, wall mounted TV point, and CH radiator.





Measurements are approximate. Not to scale. Illustrative purposes only
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ENTRY: Negotiable

VIEWING: By appt with **S.W.P.C**

DETAILS PREPARED: 19/08/2024

COUNCIL TAX: Band 'D'

GENERAL:

All floor coverings and integrated kitchen appliances are included in the sale price. Other items may be available by separate negotiation.

SERVICES:

Mains electricity, water, and drainage. Oil tank for central heating. EPC = C

OFFERS:

All offers for the above property should be made in writing to

South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.
Telephone (01776) 706147 Fax: (01776) 706890
www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**