

**FOR SALE**

**8 BOWLING GREEN ROAD,  
SANDHEAD, DG9 9JW**



An opportunity arises to acquire an extended, semi-detached bungalow, located within the most popular seaside village of Sandhead. In excellent condition throughout having recently undergone a programme of modernisation to include a new 'dining' kitchen, new shower room, new "Fischer" electric heating and new fitted flooring. Set within a generous corner plot site of recently landscaped garden ground, with the added benefit of off-road parking. There is potential to extend the footprint of the property, subject to local authority approval. Close to all village amenities and to a superb sandy beach.

**HALLWAY, LOUNGE, 'DINING' KITCHEN,  
SUN LOUNGE, SHOWER ROOM, BEDROOM,  
GARAGE, GARDEN**

**PRICE: Offers over £120,000 are invited**



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Charlotte Street  
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DG9 7ED  
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## DESCRIPTION:

Occupying a pleasant location within the attractive seaside village of Sandhead, this is an extended, semi-detached bungalow which provides comfortable accommodation over one level.

There is easy access to all local amenities and to a delightful sandy beach, only a short distance away.

Of traditional construction under a tiled & new resin roof, the property benefits from the addition of a sun lounge to the rear, uPVC double glazing, and new "Fischer" electric heating.

In excellent condition throughout having recently been modernised to include a new 'dining' kitchen, new internal décor and new fitted flooring.

Set within a generous area of recently landscaped garden ground with ample off-road. There is potential for extension of the footprint, subject to local authority approval.

It is situated adjacent to other properties of varying style and set within its own easily maintained garden ground with the added benefit of off-road parking.

The village of Sandhead, on the shores of Luce Bay, provides local amenities including general store / P.O, church, bowling club, primary school, an excellent restaurant/hotel, and general practice healthcare. All major amenities including supermarkets, hospital, indoor leisure pool complex and secondary school are all to be found in the town of Stranraer some 9 miles distant.

## HALLWAY:

The property is accessed by way of a uPVC storm door. Electric radiator.

## LOUNGE:

A comfortable lounge to the front with electric radiator. TV point.



## Further lounge image



## 'DINING KITCHEN:

The kitchen has recently been fitted with a full range of shaker design floor and wall mounted units with woodgrain style worktops incorporating an asterite with swan neck mixer. There is an induction hob, extractor hood, integrated oven, integrated microwave, integrated fridge/freezer and automatic washing machine. Electric radiator.



### Further kitchen images



### **SUN LOUNGE:**

A delightful sun lounge located off the kitchen. Laminate flooring and uPVC storm door to the rear garden. Electric radiator.



### **SHOWER ROOM:**

The shower room has recently been fitted with a WHB, WC and corner shower cubicle housing an electric shower. Vinyl wall panelling. Heated towel rail.



### **BEDROOM:**

A bedroom to the rear with electric radiator.

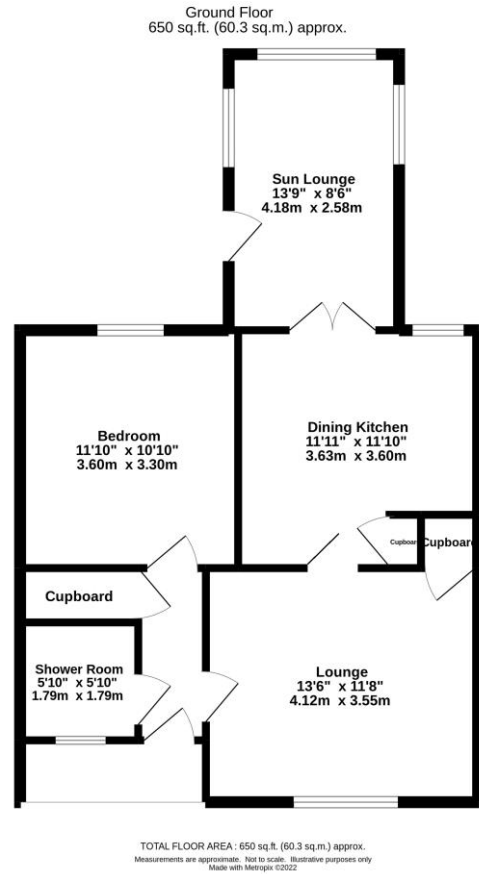


## GARAGE:

A wooden garage to the side with power and light.

## GARDEN:

The property is set amidst its own generous area of easily maintained garden ground. The front has been laid out to lawn and is set within a low-level wall. There is a spacious driveway to the side providing ample room for off-road parking. The enclosed, recently landscaped, rear garden ground is comprised of a paved patio, concrete patio, artificial lawn and gravel borders, all set with new wooden fencing.



**ENTRY:** Negotiable

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

**DETAILS PREPARED:** 11/09/2024

## GENERAL:

All carpets, blinds, integrated kitchen appliances and automatic washing machine are included in the sale price.

**COUNCIL TAX:** Band 'B'

## SERVICES:

Mains electricity, water, and drainage. EPC = F

## OFFERS:

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

South West Property Centre Ltd, Charlotte Street,  
Stranraer, DG9 7ED.

Tel: (01776) 706147 Fax: (01776) 706890

[www.swpc.co.uk](http://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.