

47 Main Street  
Sandhead, DG9 9JF

Offers over - £35,000

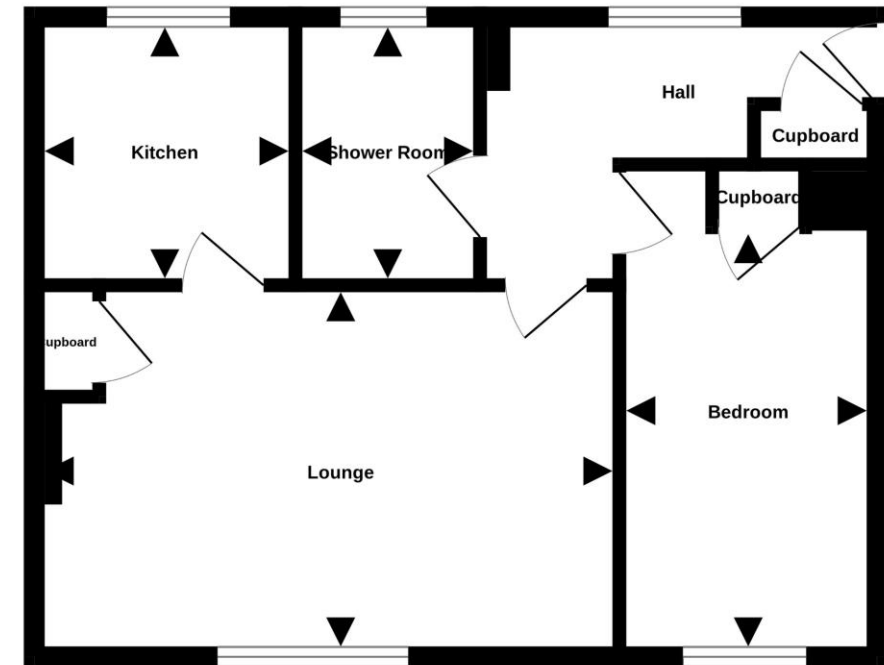
47 Main Street, Sandhead, DG9 9JF



Ground Floor

### Key Features:

- . Well sought after location
- . Ideal first-time purchase
- . Walking distance to beach
- . Restoration project
- . Ideal holiday/ retirement home
- . Walking distance to all local amenities
- . Traditional construction
- . Generous sized kitchen



Measurements are approximate. Not to scale. Illustrative purposes only  
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## Property description

An opportunity to acquire an upper level flat located within the most popular seaside village of Sandhead. The property is in need of a program of modernisation throughout. This is a prime opportunity for this property to be an ideal holiday home, retirement home or first-time purchase. Close to all village amenities and to superb sandy beach. Currently coal fired central heating and uPVC glazing.

Occupying a pleasant location within the attractive and popular village of Sandhead, this is a first floor flat which provides comfortable accommodation over one level.

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

Of traditional construction under a shared tiled roof, the property is in need of a program of modernisation throughout with the accommodation comprising of a spacious lounge, kitchen, bathroom and double bedroom. It is situated adjacent to other properties of similar style and set within shared garden ground.

The village of Sandhead, on the shores of Luce Bay, provides local amenities including general store / P.O, church, bowling club, primary school, 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. This is a most pleasant property which is ideally suited to the first time buyer or retirement / holiday home.



NOTES

It is understood that, on achieving a satisfactory price, the vendors will include integrated kitchen appliances, fitted floor coverings and blinds throughout.

COUNCIL TAX

Band A

EPC RATING

E

SERVICES

Mains electricity, drainage & water. Coal fired central heating.

VIEWING ARRANGEMENTS

Through the selling agents, South West Property Centre Limited at their Stranraer office. 01776 706147

OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.