

FOR SALE

**'FALNOR',
SHORE ROAD,
SANDHEAD, DG9 9JA**



SWPC are delighted to offer to the market an extremely rare opportunity to acquire a shorefront property within the popular seaside village of Sandhead. From the property there are panoramic views over Luce Bay. The property benefits from spacious living accommodation, uPVC double glazing, gas fired central heating, large garage and snooker room. In fair condition throughout with scope for modernisation within. Set amidst its own generous area of garden ground with ample off-road parking.

**CONSERVATORY, INNER HALLWAYS,
LOUNGE/DINING ROOM, KITCHEN, SHOWER
ROOM, WC, 3 BEDROOMS, LARGE GARAGE,
SNOOKER ROOM**

PRICE: Offers over £235,000 are invited



Property Agents

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High profile town centre display

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Independent Financial
& Mortgage Advice

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

www.swpc.co.uk



DESCRIPTION:

Occupying a shorefront position within the ever-popular seaside village of Sandhead, this is an extremely rare opportunity to acquire a most spacious bungalow located only a short walk from all the village amenities.

Of timber frame construction under a tile roof, the property benefits from spacious accommodation, uPVC double glazing, gas fired central heating, large garage and a snooker room.

In fair condition throughout, the property will benefit from a programme of modernisation.

It is situated within its own generous area of garden ground with ample off-road parking.

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.

CONSERVATORY:

The property is accessed by way of uPVC storm doors. From the conservatory there are outstanding views over Luce Bay.



INNER HALLWAY:

The inner hallway provides access to the kitchen, bedroom 3 and the WC.



LOUNGE/DINING ROOM:

A spacious main lounge to the front with a stone fire surround housing an open fire. Wall lights, CH radiators and TV point.



[Further lounge/dining room image](#)



[Further kitchen image](#)



WC:
Comprising a WHB and WC.



SHOWER ROOM:
The SHOWER room is fitted with a 4-piece coloured suite comprising a WHB, WC, bidet and shower cubicle.



KITCHEN:
The kitchen is fitted with a full range of floor and wall mounted units with cream worktops incorporating a stainless-steel sink. There is an electric hob, extractor hood and integrated double oven.



BEDROOM 1:
A bedroom to the rear with built-in wardrobe and CH radiator.



BEDROOM 2:

A bedroom to the side with CH radiator.



BEDROOM 3:

A bedroom to the front with CH radiator and TV point.



GARAGE:

A large, detached garage to the side with electric roller door to the front. Power and light.

SNOOKER ROOM:

Located to the rear of the garage this is snooker room with WC. Power and light. The snooker table is available by separate negotiation.



GARDEN:

The property is set within its own generous area of garden ground. The front has mainly been laid to lawn with mature shrub borders. There is sweeping driveway leading to the garage. The rear garden has also been laid out to lawn.





ENTRY: Negotiable

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

DETAILS PREPARED: 16/09/2024

COUNCIL TAX: Band 'F'

GENERAL:

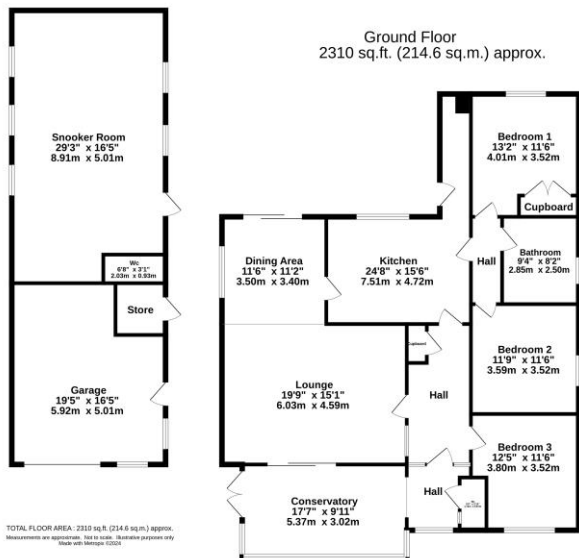
All floor coverings and integrated kitchen appliances are included in the price.

SERVICES:

Mains electricity, water, and drainage. Gas tank. EPC = E

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.**