



Float Cottage, Sandhead

Stranraer, DG9 9LF

PRICE: Offers Over £110,000 are invited

Float Cottage

Sandhead, Stranraer

The nearby 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 10 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.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: G

- Detached stone cottage
- Rural location
- Generous garden grounds
- Off road parking
- Two bedrooms
- Detached garage
- LPG central heating



Float Cottage

Sandhead, Stranraer

Positioned in a serene rural location, this charming 2-bedroom detached stone cottage offers a tranquil retreat for those seeking a peaceful countryside abode. The property boasts generous garden grounds and off-road parking, along with a detached garage for added convenience. Inside, the cottage features two double bedrooms and is heated by LPG central heating.

With a generous plot that includes a rear shelter over a concrete area leading to a paved patio. From there, a timber shed and steps guide you to a sizeable lawn area bordered by retaining stone walls and mature hedging. A concrete pathway leads to the front of the property, providing access to the detached garage, while off-road parking is available via a concrete driveway.



Hallway

Front entrance leading into front porch with built in storage providing access to spacious hallway providing full access to living accommodation.

Lounge

13' 6" x 13' 5" (4.11m x 4.09m)

Generous sized lounge to front of property with two double glazed windows as well as feature working fireplace. Central heater and TV point as well as open access to dining kitchen.

Dining Kitchen

13' 5" x 12' 2" (4.09m x 3.70m)

Bright and spacious dining kitchen towards rear of property which has been fully fitted with both floor and wall mounted units. Currently fitted with a Range stove as well as separate electric oven and hob, stainless steel sink with mixer tap and large double glazed window. Glazed panel and open access to rear utility space.

Utility Room

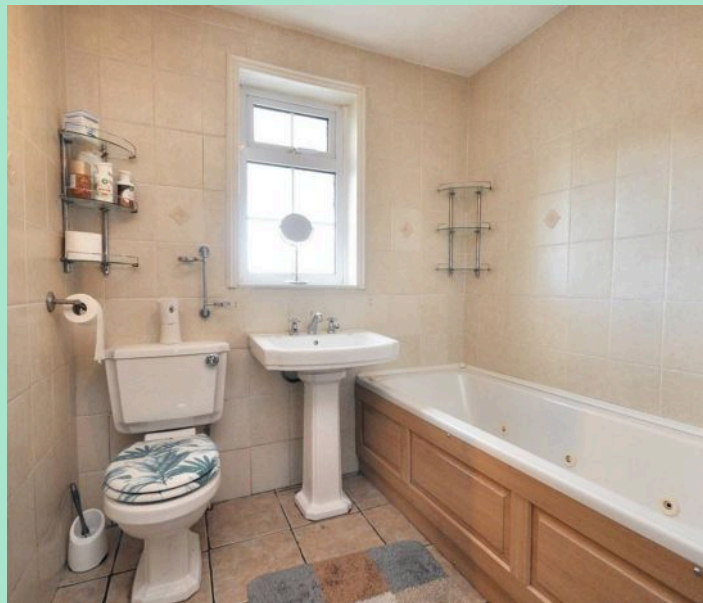
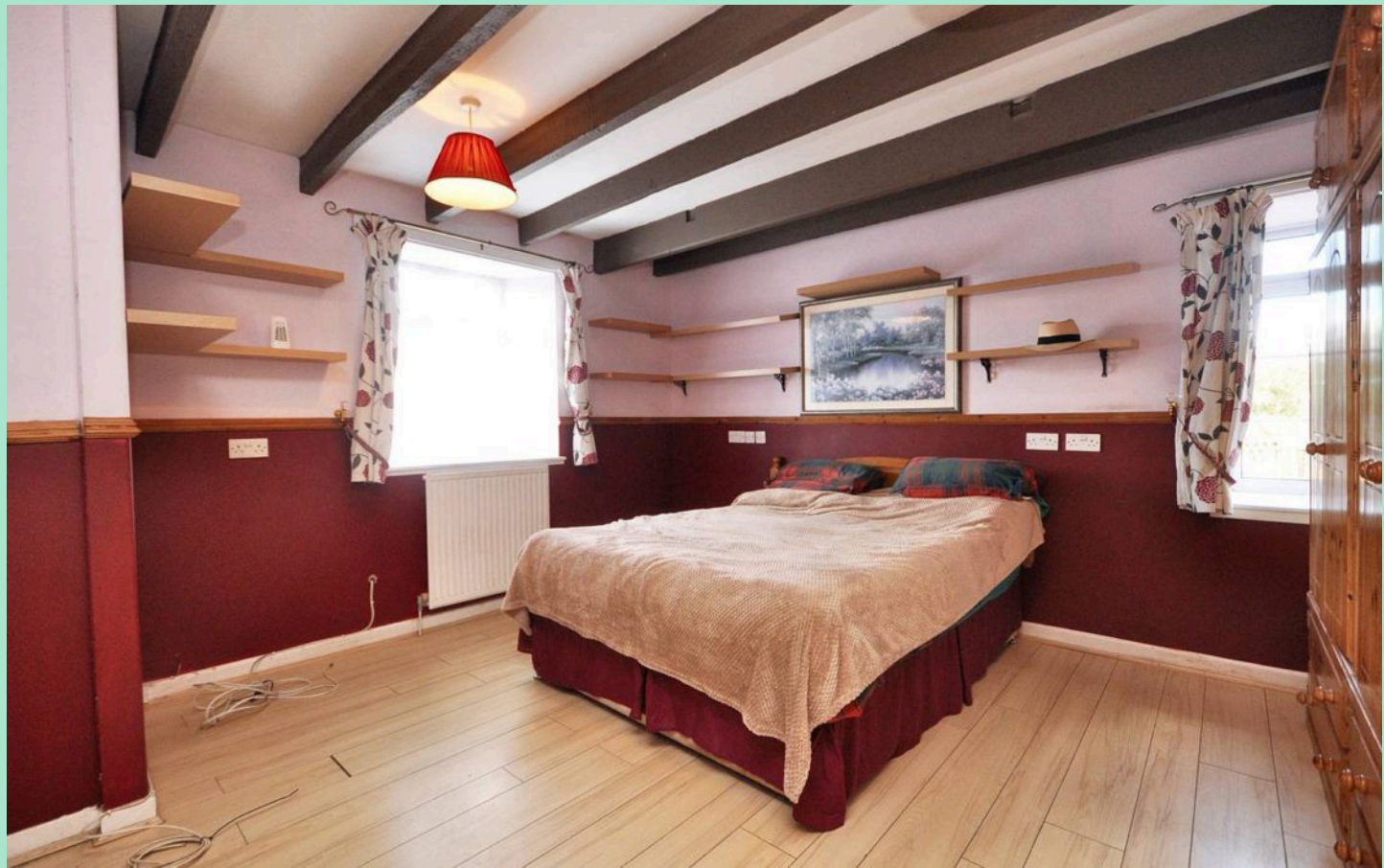
15' 0" x 8' 10" (4.58m x 2.70m)

Generous sized utility room to rear of property fitted with both floor and wall mounted units with plumbing for washing machine, stainless steel sink with mixer tap and central heating radiator. Fitted with double glazed windows providing open outlook over garden grounds as well as outside access via UPVC storm door.

Bedroom

13' 7" x 13' 6" (4.15m x 4.11m)

To front of property, a spacious double bedroom with two double glazed windows as well as central heating radiator



Bathroom

9' 3" x 6' 10" (2.83m x 2.08m)

Bright and spacious bathroom towards rear of property with walk in shower cubicle with electric shower, tiled walls and separate bath. Stand alone WHB as well as WC, double glazed window and wall mounted heated towel rack.

Bedroom

12' 2" x 12' 0" (3.70m x 3.67m)

Bright and spacious double bedroom to rear of property with large double glazed window providing rear outlook as well as central heating radiator.

Garden

Sat on a generous plot with rear shelter over concrete area leading to paved patio area giving access to timber shed with steps leading down to generous lawn area with retaining stone walls surrounded by mature hedging and shrubbery. Concrete pathway leading to front of property giving access to detached garage.

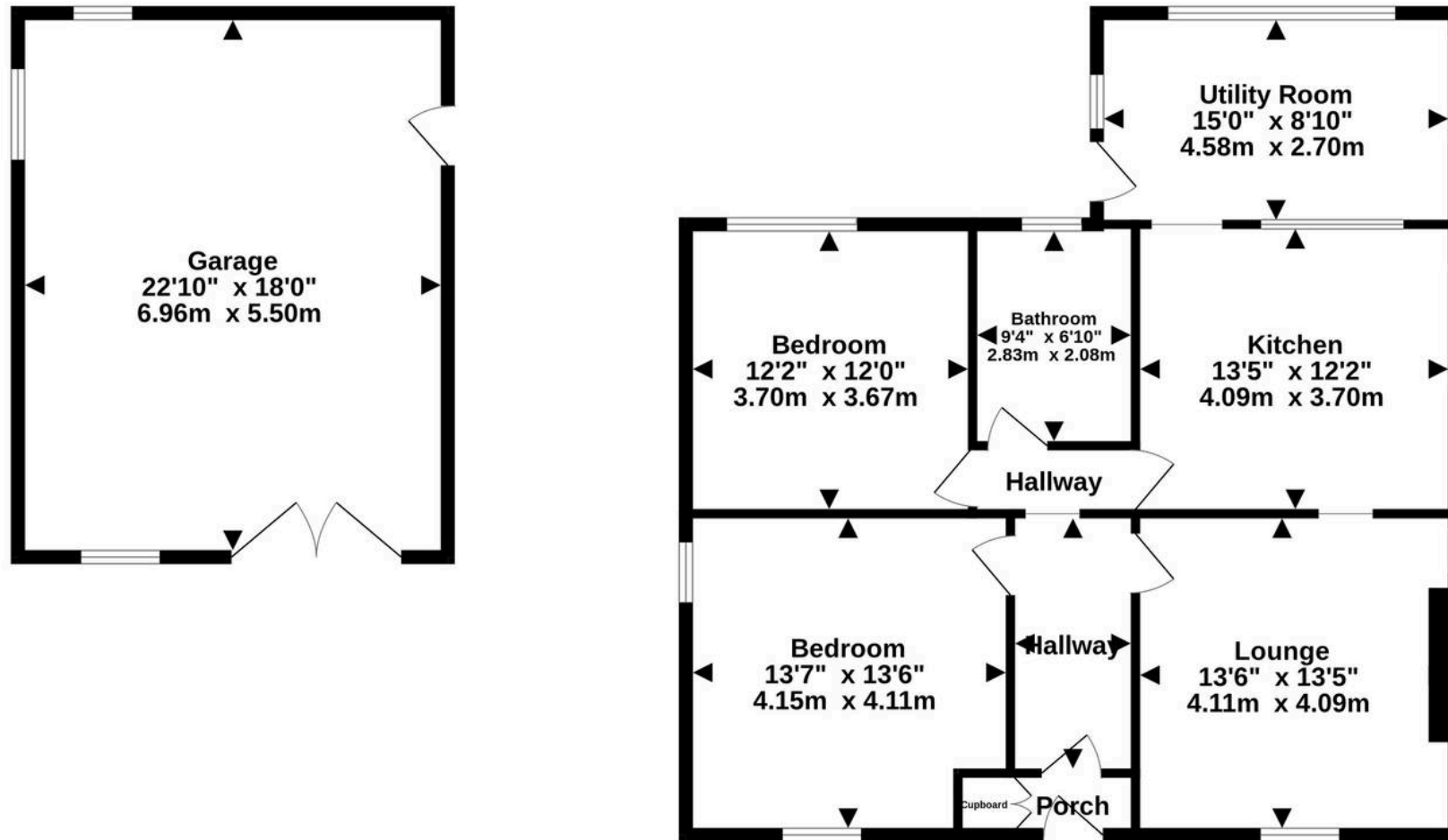
DRIVEWAY

2 Parking Spaces

Off road parking to front of property via concrete driveway giving front access to detached garage.



Ground Floor
1368 sq.ft. (127.1 sq.m.) approx.



TOTAL FLOOR AREA : 1368 sq.ft. (127.1 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.





South West Property Centre Ltd

South West Property Centre, Charlotte Street – DG9 7ED

01776 706147

property@swpc.co.uk

www.southwestpropertycentre.co.uk



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.