



Kirkstone Bungalow, Main Street, Sandhead

Stranraer, DG9 9JD

PRICE: Offers Over £250,000 are invited

Kirkstone Bungalow

Sandhead, Stranraer

All major amenities are located in and around the town of Stranraer approximately 8 miles distant and include supermarkets, hospital, indoor leisure pool complex and secondary school. There is also a town centre and secondary school transport service available from the village.

Council Tax band: E

- Located within the popular seaside village of Sandhead
- Only a short walk to Sandhead beach
- Generous family accommodation laid out over one level
- Splendid 'dining' kitchen
- Benefiting from the addition of a conservatory to the rear
- Well-appointed family bathroom
- Master bedroom with en-suite
- Oil central heating and uPVC double glazing
- Mature garden grounds
- Large detached garage and ample off-road parking



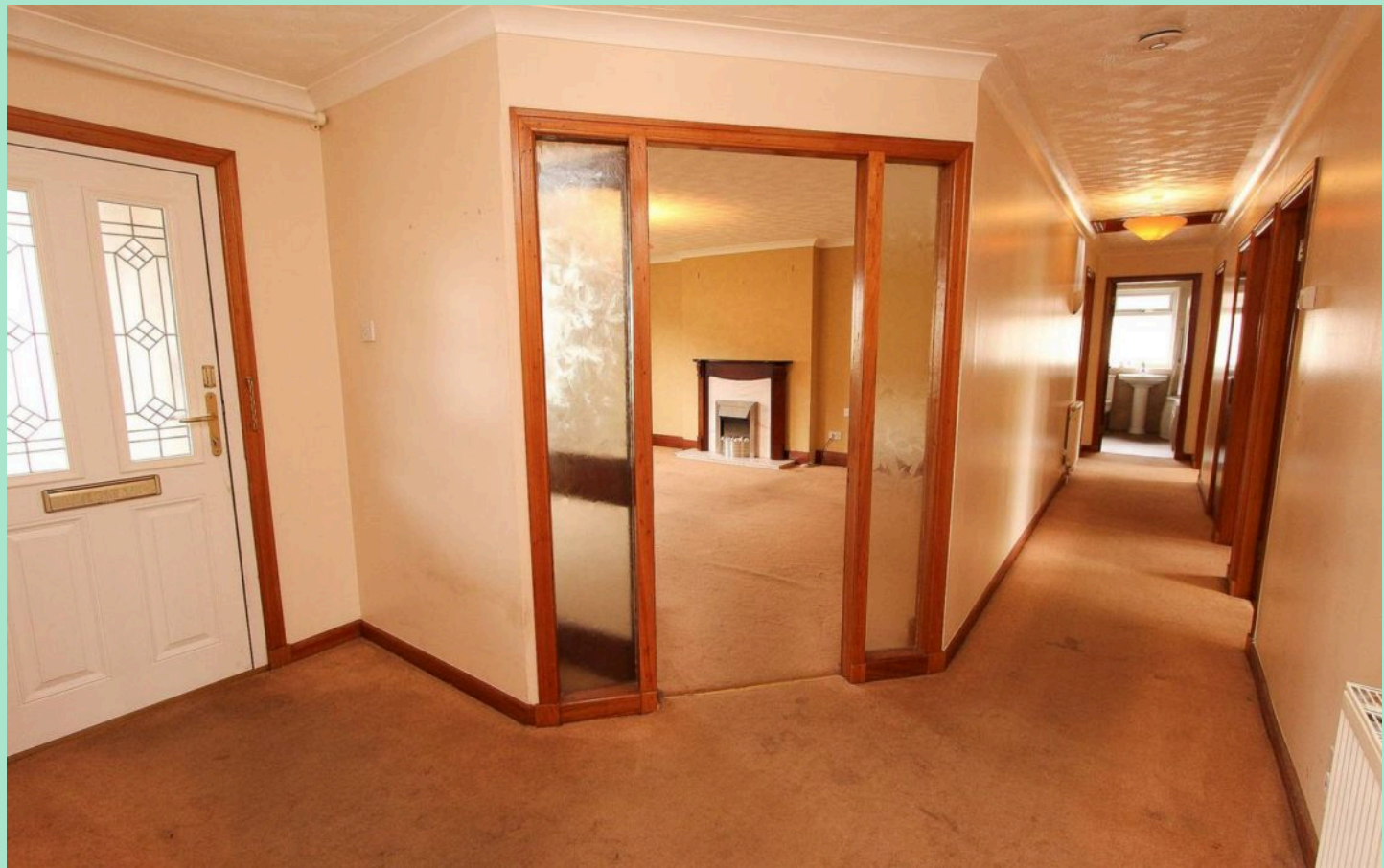
Kirkstone Bungalow

Sandhead, Stranraer

An opportunity has arisen to acquire a charming 4 bedroom detached bungalow nestled within the picturesque coastal setting of the seaside village of Sandhead. This delightful property offers a tranquil retreat, ideally located just a short stroll from the inviting shores of Sandhead beach.

Boasting a desirable layout all on one level, this home presents generous family accommodation. The splendid 'dining' kitchen serves as the heart of the home, providing a welcoming space for entertaining. Enhancing the benefits of this residence are the well-appointed family bathroom and the master bedroom complete with an en-suite. The property also benefits from modern comforts such as oil central heating and uPVC double glazing. Of timber frame construction under a tile roof the property is in fair internal condition with scope for some general modernisation within. Surrounded by mature garden grounds, the outdoor space is further complemented by a large detached garage, providing ample storage solutions and generous off-road parking.

Situated within the sought-after locale of Sandhead, residents will enjoy the convenience of local amenities such as a Primary School, a splendid restaurant, a convenience store, general practice healthcare, a bowling green, Church and coastal walks, all within easy reach.



Hallway

The property is accessed by way of uPVC storm door. Hall cupboard, CH radiators and access to the loft.

Lounge

A most well-proportioned main lounge to the front featuring a wooden fire surround with an electric fire. CH radiators and a TV point.

'Dining' Kitchen

The kitchen is fitted with a range of maple design floor and wall-mounted units with marble-style worktops incorporating a stainless steel sink with a swan neck mixer. There is a ceramic hob, extractor hood, built-in double oven, dishwasher, automatic washing machine, under counter fridge and fridge/freezer. French door leading to the conservatory. CH radiators.

Conservatory

A conservatory to the rear with a sliding patio door leading to the rear garden.

Bathroom

The fully tiled bathroom is fitted with a 3-piece suite in white comprising a WHB, WC and jacuzzi bath with shower over. It also has a heated towel rail.

Bedroom 1

A bedroom to the front with an en-suite, 2 built-in wardrobes and a CH radiator.

En-suite

The en-suite is fitted with a WHB, WC and shower cubicle. There is also a heated towel rail.



Bedroom 2

A bedroom to the rear with a CH radiator.

Bedroom 3

A further bedroom to the rear with wall shelves and a CH radiator.

Bedroom 4

A further bedroom to the rear with a CH radiator.

Garden

The property is set amidst its own area garden grounds. The front has mainly been laid out to lawn with shrub borders. There is a driveway to the side leading to the detached garage. The enclosed rear garden is comprised of a further lawn, timber deck, vegetable planters, fruit trees and mature shrubs & trees. There is a greenhouse included in the sale.

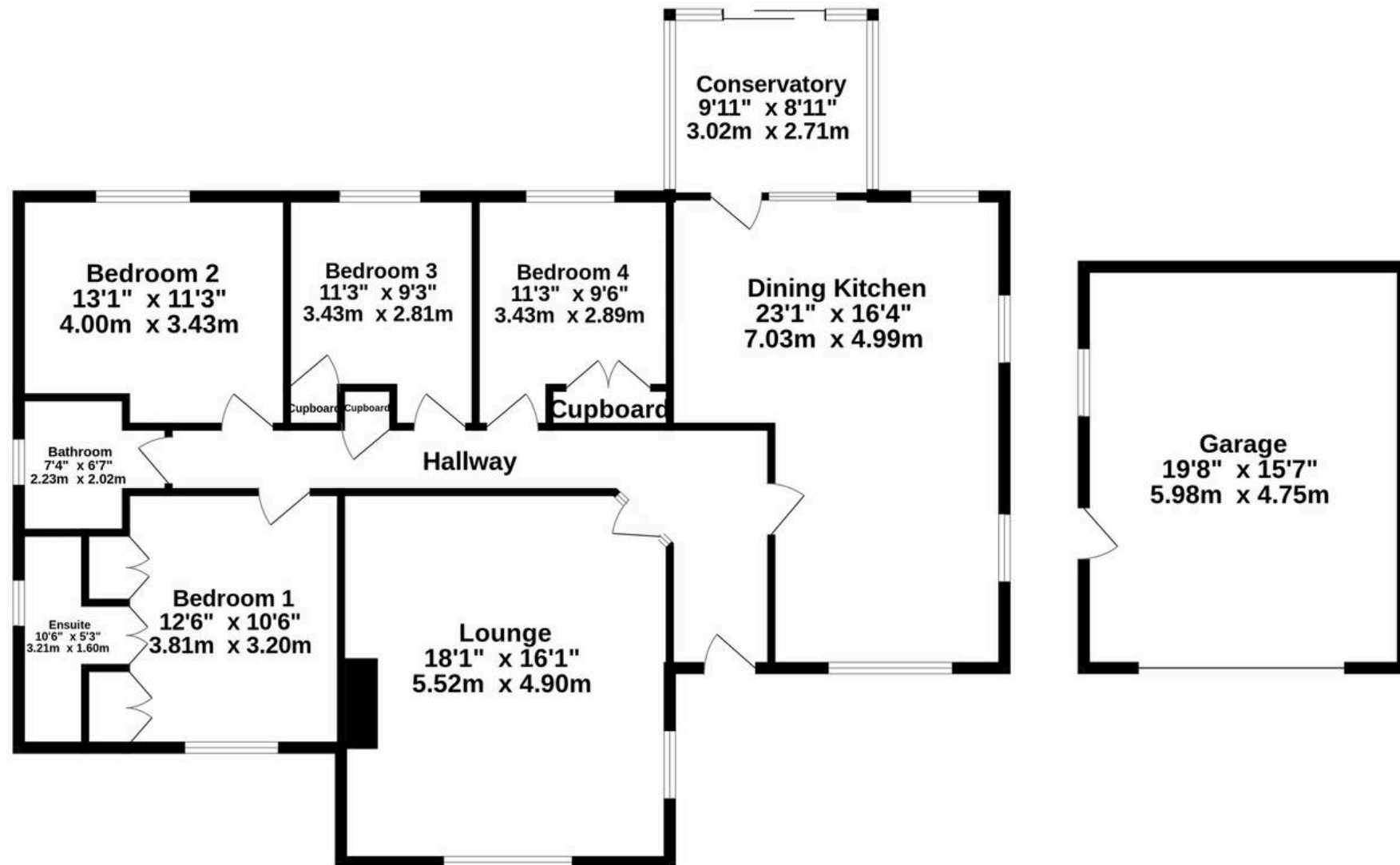
GARAGE

Single Garage

A large detached garage with up & over door to the front, side service door, water supply, power and light.



Ground Floor
1713 sq.ft. (159.1 sq.m.) approx.



TOTAL FLOOR AREA : 1713 sq.ft. (159.1 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.





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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.