

FOR SALE

"CAIRNWEIL LODGE" SANDHEAD, DG9 9JZ



An opportunity arises to acquire a detached cottage set within a generous area of mature garden ground. From the property there are wonderful views over the surrounding countryside to Luce Bay, in the distance. The property benefits from an oak 'dining' kitchen, delightful bathroom, multi-fuel stove, uPVC double glazing, and oil-fired central heating. Set within a generous area of garden ground with ample off - road parking.

**PORCH, 'DINING' KITCHEN, LOUNGE,
BATHROOM, 2 BEDROOMS, GARAGE, GARDEN**

PRICE: Offers over £170,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
Letting Service

Proven Sales record

Introducers for
Independent Financial
& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Occupying a delightful rural location this is a detached cottage, from which there are wonderful views over the surrounding countryside to Luce Bay in the distance.

Of traditional construction under a tile roof, the property benefits from a spacious 'dining' kitchen, delightful bathroom, multi-fuel stove, uPVC double glazing, and oil fired central heating.

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

Local amenities can be found in the seaside village of Sandhead on the shores of Luce Bay, approximately 2 miles distant, including general store/P.O, church, bowling club, primary school, hotel/restaurant, and general practice healthcare/pharmacy. All major amenities including supermarkets, hospital, indoor leisure pool complex and secondary school are all to be found in the town of Stranraer some 8 miles distant.

PORCH:

The property is accessed by way of a uPVC storm door. Tiled flooring.



'DINING' KITCHEN:

The kitchen is fitted with a range of oak floor and wall mounted units with granite style worktops incorporating a stainless-steel sink. There is a ceramic hob, built-in oven, fridge/freezer, dishwasher, and automatic washing machine.



Further kitchen images



LOUNGE:

A most spacious main lounge with a multi-fuel stove, CH radiators, and TV point.



BATHROOM:

The fully vinyl panelled bathroom is fitted with a three-piece suite in white comprising a WHB, WC, and rolltop bath. There is a separate cubicle with a mains shower.



BEDROOM: 1

A bright first floor bedroom with windows to the front and rear.



Bedroom view towards Luce Bay



BEDROOM 2:

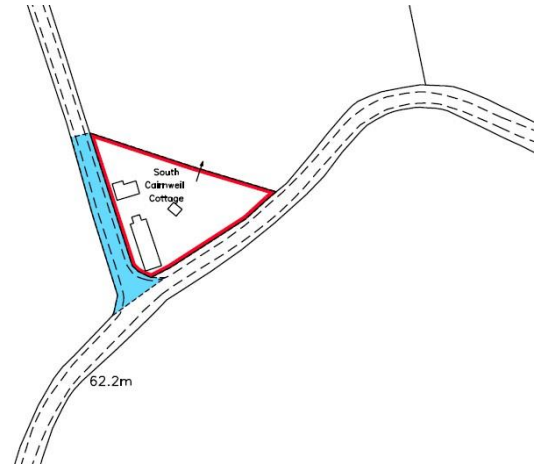
A ground floor bedroom with CH radiator.



GARDEN:

The property is set within its own generous area of mature garden ground. The garden is comprised of areas of raised lawn, mature trees, shrubs borders, and planting borders. There is a large gravel driveway with ample off - road parking. There is a wooden garage and two further wooden sheds.





ENTRY: Negotiable

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

DETAILS PREPARED: 24/08/2023

COUNCIL TAX: Band 'D'

GENERAL:

All carpets, kitchen appliances, and sheds are included in the sale price.

SERVICES:

Mains electricity. Mains water supply through a farm. Drainage is to a septic tank. EPC = F

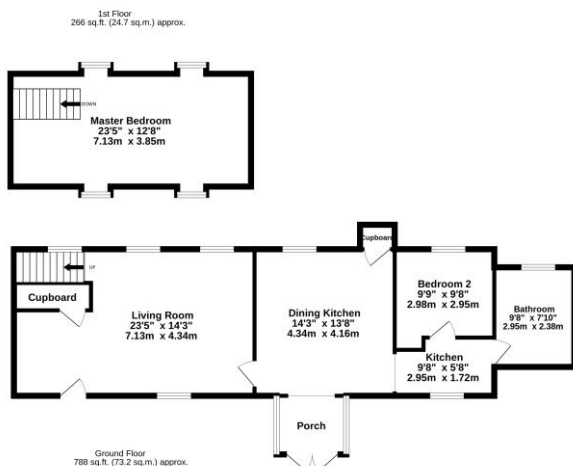
OFFERS:

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



TOTAL FLOOR AREA: 1054 sq. ft. (97.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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.

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**ENTRANCE PORCH, 'DINING'
KITCHEN, LOUNGE, BATHROOM,
2 BEDROOMS, GARAGE, GARDEN**

REF: **6070**



‘DRUMDALLY COTTAGE’, SANDHEAD

- An extremely well-appointed detached country residence
- Wonderful views over the waters of Luce Bay and farmland
- Excellent condition throughout with a full range of delightful features to appreciate
- Finished to a particularly high standard
- Set amidst a very well maintained and superbly stocked garden
- A fine family home in a most pleasant rural location
- Full CH, uPVC D/G, Solar panels

HALLWAY, 'DINING' KITCHEN/FAMILY ROOM, LOUNGE, DINING ROOM, BATHROOM, STUDY, 3 BEDROOMS (1EN-SUITE), GARDEN, GARAGE

GUIDE PRICE: **£290,000**

Ref : 5195

