

**FOR SALE**

## "THE OLD CREAMERY & SANDVALE" MAIN STREET, SANDHEAD, DG9 9JB



Offered for sale is a block of 7 flats, comprised of 5 two-bedroom and 2 one-bedroom units. Located within the most popular seaside village of Sandhead on the shores of Luce Bay. There are 2 large storerooms to the rear which could be converted to residential accommodation, subject to local authority approval. It is our understanding the property generates an income of between £28,000 - £32,000 pa.

**PRICE: Offers over £280,000 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](http://www.swpc.co.uk)



## DESCRIPTION:

Located within the most popular seaside village of Sandhead on the shores of Luce Bay, this is a block of residential flats comprised of 5 two bedroom and 2 one bedroom units. There are 2 large storerooms which could be converted to residential accommodation, subject to local authority approval. It's our understanding the units generate an income of between £28,000 - £32,000 pa.

Local amenities within this delightful village include general store, P.O, church, popular hotel/restaurant, primary school and general practice healthcare. 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.

Sandhead is well known for its splendid sandy beaches and there is access to lovely woodland walks closeby. Outdoor pursuits abound within this most pleasant area with fishing, sailing and golf being readily accessible.



## Example images of a vacant 2-bedroom unit



ENTRY: Negotiable

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

DETAILS PREPARED: 08/05/2024

COUNCIL TAX: 6 x Band 'A' – 1 x Band 'B'

**SERVICES:**

Mains electricity, drainage, and water. EPC = TBC

**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](http://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.