



**11 Bowling Green Road, Sandhead**

Stranraer

**PRICE: Offers Over £100,000 are invited**

# 11 Bowling Green Road

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: B

EPC Energy Efficiency Rating: C

- Popular seaside village location
- Only a short walk from all village amenities and Sandhead beach
- Comfortable family accommodation over two levels
- Spacious 'dining' kitchen
- Well-appointed shower room
- Air source heating with PV solar panels
- UPVC double glazing
- Easily maintained garden grounds
- Off-road parking



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Sandhead, Stranraer

Located in the heart of the sought-after seaside village of Sandhead, this two-bedroom semi-detached house offers an exceptional opportunity to enjoy coastal living. Just a short stroll from the shores of Sandhead beach and the vibrant array of village amenities, the property is perfectly positioned for both relaxation and convenience. The well-proportioned accommodation is arranged over two levels, providing a welcoming and comfortable family environment. The entrance hall leads to a spacious dining kitchen, thoughtfully designed for both every-day living and entertaining, while the bright lounge creates a warm and relaxing atmosphere. Upstairs, two generously sized bedrooms offer peaceful retreats. It is also complemented by a well-appointed shower room with a wetroom shower. Modern comforts abound, including air source heating with PV solar panels and UPVC double glazing, ensuring year-round efficiency and comfort.

The property set amidst its own easily maintained garden grounds. The front garden is attractively laid to gravel, bordered by a low-level hedge that enhances the sense of privacy and kerb appeal. A paved driveway provides convenient off-road parking and leads directly to the single garage, offering secure storage for vehicles or outdoor equipment.



To the rear, the enclosed garden is thoughtfully designed for both relaxation and entertaining, featuring a paved patio ideal for al fresco dining, a small lawn, and mature shrub borders that add a touch of greenery and seclusion. This delightful home combines the best of coastal village living with easy-care outdoor spaces, making it an ideal choice for those seeking comfort, convenience, and a touch of seaside charm.

#### **Porch**

The property is accessed by way of a uPVC storm door with a double glazed side panel. Tiled flooring and a glazed interior door to the hallway.

#### **Hallway**

The hallway provides access to all of the ground floor accommodation and the staircase to the first floor.

#### **Lounge**

A lounge to the front with a CH radiator and a TV point.

#### **'Dining' Kitchen**

The kitchen is fitted with a range of medium oak floor and wall-mounted units with granite-style worktops incorporating a stainless steel sink. There is an electric cooker point and plumbing for a dishwasher. CH radiator.

#### **Shower Room**

The shower room is fitted with a WHB, WC and a wetroom shower. Vinyl wall penelling and a CH radiator.

#### **Landing**

The landing provides access to the bedrooms. There are two built-in cupboards and a CH radiator.



### Bedroom 1

A bedroom to the front with laminate flooring, storage recess and a CH radiator.

### Bedroom 2

A bedroom to, the rear with a built-in cupboard and a CH radiator.

### Garden

The property is set amidst its own area of easily maintained garden ground. The front has been laid out to gravel and is set within a low-level hedge. There is a paved driveway leading to the garage. The enclosed rear garden is comprised of a paved patio, a small lawn, and mature shrub borders. There is a detached, brick-built summerhouse.

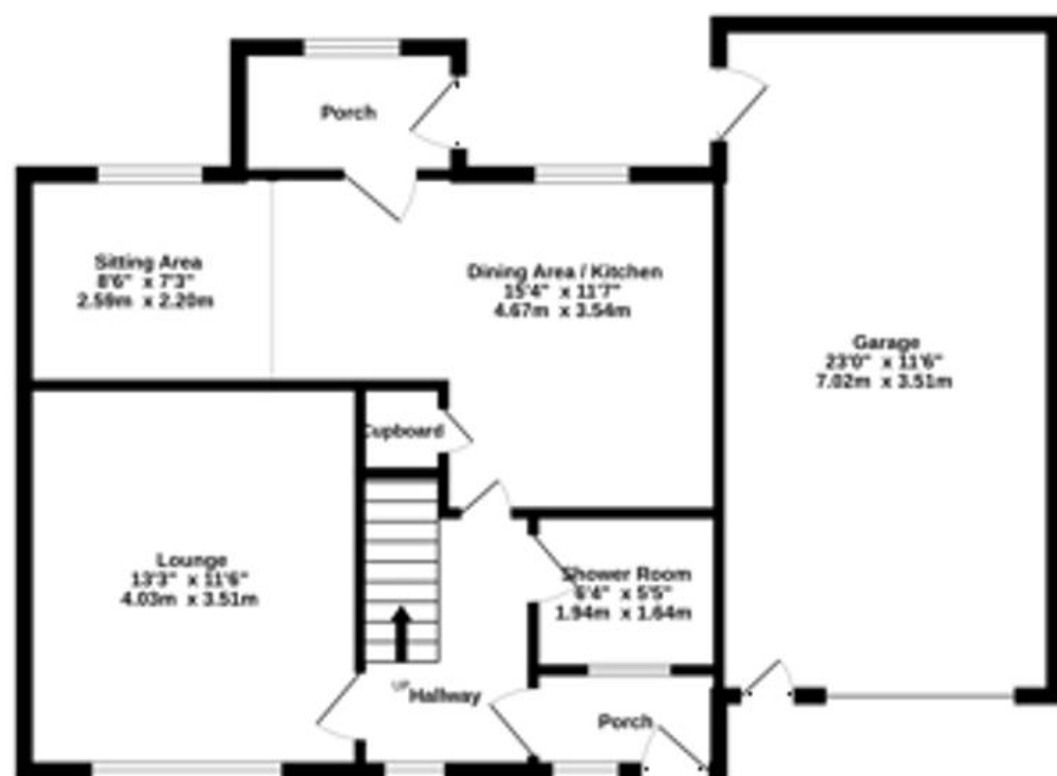
### GARAGE

Single Garage

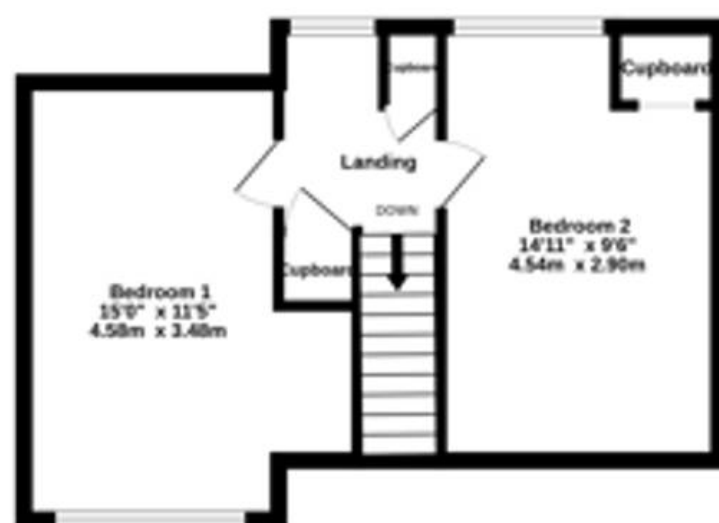
A paved driveway provides off-road parking and in turn leads to the single garage.



Ground Floor



1st Floor



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](mailto:property@swpc.co.uk)

[www.southwestpropertycentre.co.uk](http://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.