



3 Little Float Cottages, Sandhead

Stranraer, DG9 9LD

Offers Over £140,000 are invited

3 Little Float Cottages

Sandhead, Stranraer

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 12 miles distant.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- A detached bungalow
- Located in a pleasant rural location
- Of Dorran construction
- Modern contemporary kitchen
- Solid fuel fire, some electric heating and uPVC double glazing
- Scope for some general modernisation within
- Set amidst its own garden ground
- Ample off-road parking

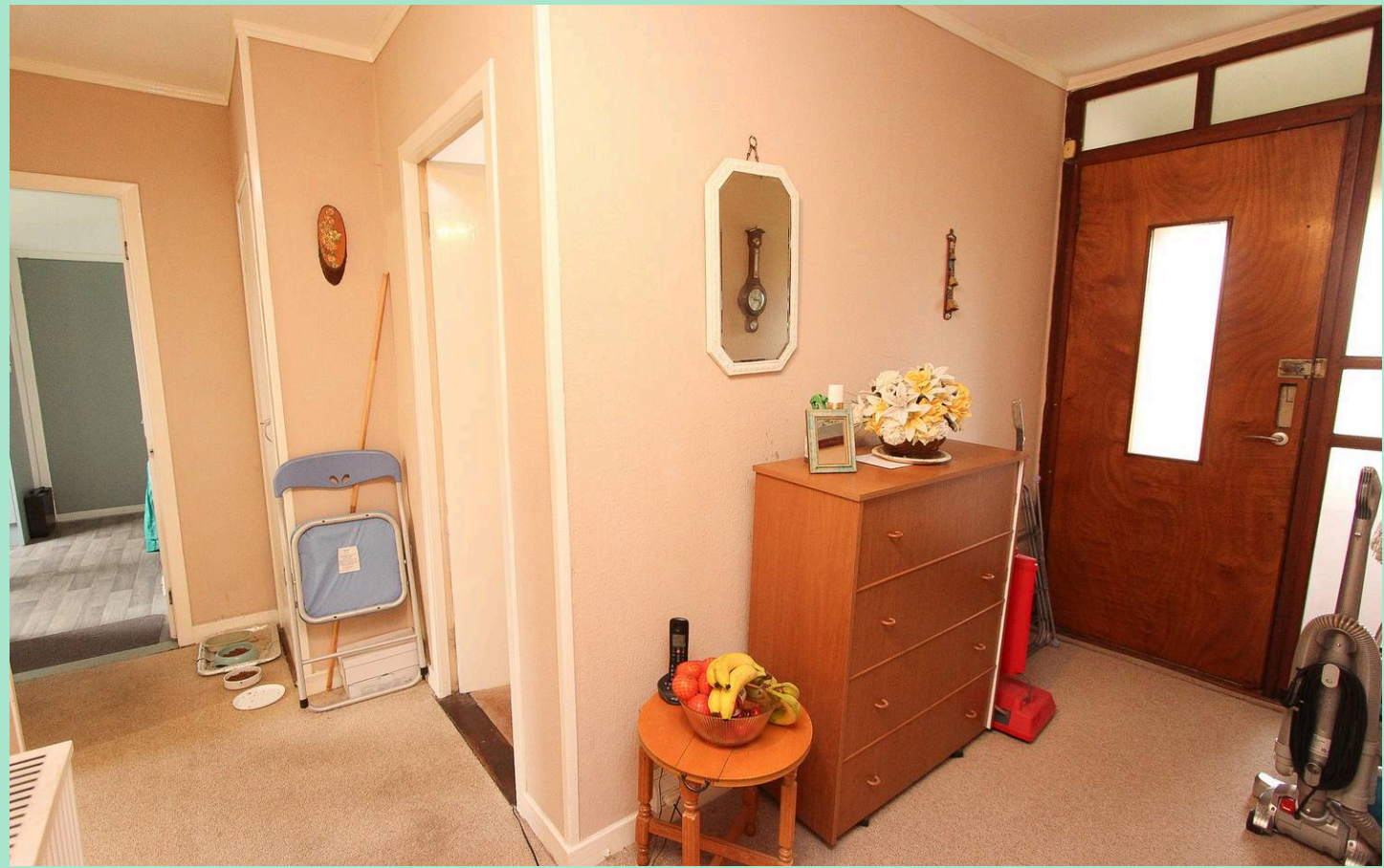


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Sandhead, Stranraer

Nestled in a tranquil rural setting, only a five minute walk from the beach, this three-bedroom detached bungalow offers a rare opportunity to embrace peaceful countryside living while enjoying the comfort of a thoughtfully designed home. Of Dorran construction, the property boasts a spacious and versatile layout, providing well-proportioned accommodation that is ready to be tailored to your personal taste. Step inside to discover a modern contemporary kitchen, perfectly appointed for both every-day family life. The inviting lounge is enhanced by a solid fuel fire, creating a warm and welcoming atmosphere, while also benefiting from electric heating and uPVC double glazing. With scope for some general modernisation within, this home presents an exciting canvas for those wishing to add their own touch. The bungalow is set amidst its own generous garden ground, offering privacy and a pleasant outlook from every window.

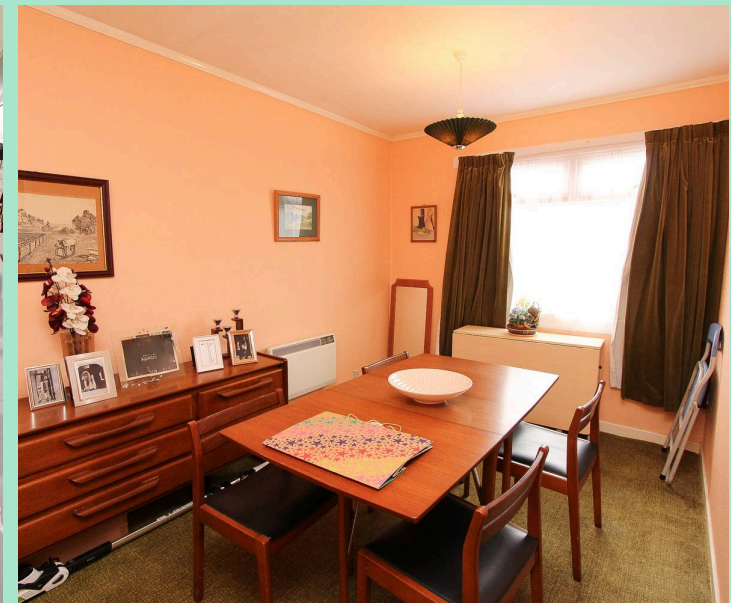
Practicality is further enhanced by ample off-road parking, making this an ideal choice for families or those seeking a peaceful retreat with space to grow.



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The property surrounded by its own extensive garden grounds that perfectly complement the rural location. The gardens are thoughtfully laid out in a combination of lawns, concrete patios, and an array of mature shrubs and trees, providing a delightful setting for outdoor relaxation, entertaining, or simply enjoying the beauty of the natural surroundings. A detached garage with an up and over door to the front offers secure storage or workshop space, while the gravel driveway sweeps up to the property, providing ample room for multi-vehicle off-road parking. Whether you are an avid gardener, a family seeking outdoor space, or simply wish to enjoy the tranquillity and privacy that this generous plot affords, the outside area is sure to impress. This unique bungalow presents a wonderful opportunity to create your dream rural home, combining the charm of country living with the convenience of modern amenities and abundant outdoor space.



Hallway

The property is accessed by way double storm doors leading to small porch. A glazed interior door with a glazed side panel leads to the hallway. Built-in storage cupboard and a CH radiator.

Lounge

A lounge to the front featuring a Tudor stone fire surround housing an open fire. TV point.

Kitchen

The kitchen is fitted with a range of contemporary floor and wall mounted units with granite style worktops incorporating a stainless steel sink with a swan neck mixer. There is an electric cooker point and plumbing for an automatic washing machine.

Bedroom 1

A bedroom to the front.

Bedroom 2

A bedroom to the rear, currently used as a dining room. There is a built-in wardrobe.

Bedroom 3

A further bedroom to the rear with built-in wardrobes.

Bathroom

The bathroom is fitted with a three-piece suite in white comprising a WHB, WC and a bath with a shower over.



GARDEN

The property is set amidst its own area of garden ground, which is laid out in a combination of lawn, concrete patios and mature shrubs & trees.

GARAGE

Single Garage

A detached garage with an up & over door to the front.

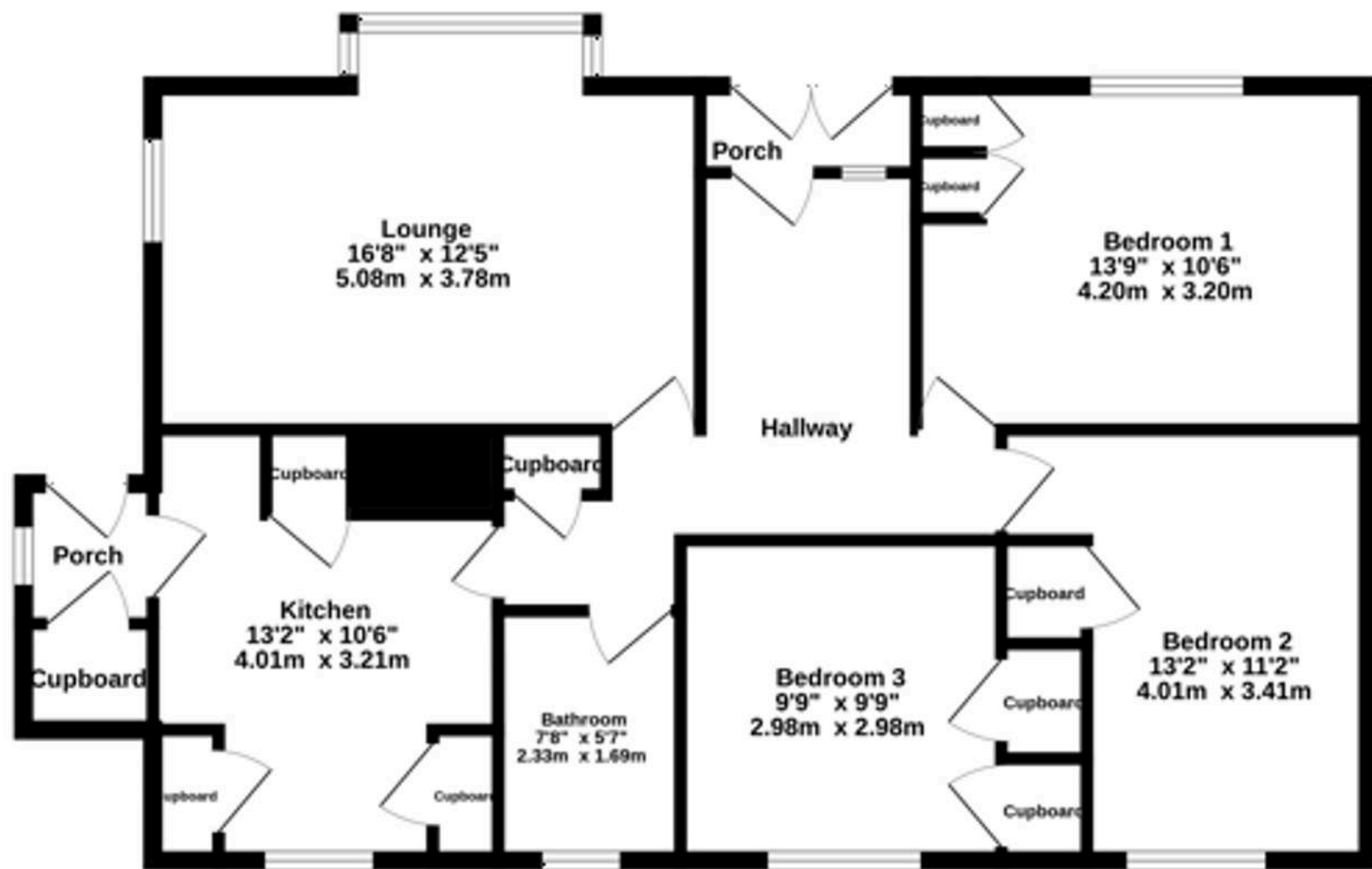
OFF STREET

4 Parking Spaces

There is a gravel driveway that provides ample room for multi-vehicle off-road parking.



Ground Floor
911 sq.ft. (84.6 sq.m.) approx.



TOTAL FLOOR AREA: 911 sq.ft. (84.6 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.