



4 Bowling Green Road, Sandhead
Stranraer

PRICE: Offers Over £85,000 are invited

4 Bowling Green Road

Sandhead, Stranraer

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

Council Tax band: A

EPC Energy Efficiency Rating: D

- Popular seaside village location
- Only a short walk from all village amenities and Sandhead shore
- Comfortable accommodation over one level
- In excellent condition throughout
- Splendid 'dining' kitchen
- Delightful bathroom
- Oil central heating and uPVC double glazing
- Easily maintained garden ground
- Off-road parking



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Sandhead, Stranraer

Located in the heart of a popular seaside village of Sandhead, this charming one-bedroom semi-detached bungalow offers an exceptional opportunity to enjoy coastal living just a short stroll from both the sandy shores of Sandhead and all local amenities. The property presents comfortable, thoughtfully arranged accommodation across a single level, making it the perfect retreat for those seeking convenience and style. Immaculately maintained throughout, the home welcomes you with a splendid dining kitchen that seamlessly blends functionality with contemporary flair, ideal for every-day living. The delightful bathroom is finished to a high standard, while oil central heating and uPVC double glazing ensure warmth and efficiency year-round. Every detail, from the well-proportioned rooms to the tasteful décor, has been carefully considered to create a welcoming and refined atmosphere.

Outside, the property is enveloped by its own area of easily maintained garden ground, providing both privacy and practicality. To the front, the garden is attractively laid to gravel, offering an appealing, low-maintenance approach, while a paved driveway to the side ensures dedicated off-road parking for added convenience. The generous rear garden, laid to lawn, provides a peaceful green space perfect for relaxing, al fresco dining, or simply enjoying the fresh coastal air. Whether you are looking for a tranquil seaside escape or a stylish, low-maintenance residence in a vibrant village setting, this property effortlessly combines comfort, quality, and location.



Hallway

The property is accessed by way of a uPVC storm door. There is a large walk-in storage cupboard and a CH radiator.

Lounge

A spacious lounge to the front with a built-in storage cupboard, laminate flooring, a CH radiator and a TV point.

Kitchen / Diner

The kitchen is fitted with a range of oak design floor and wall-mounted units with granite style worktops incorporating a stainless steel sink. There is a ceramic hob, extractor hood and a built-in oven. Built-in larder cupboard, laminate flooring and a CH radiator.

Utility Room

A most useful utility room with plumbing for an automatic washing machine and a walk-in storage cupboard.

Bathroom

The fully tiled bathroom is fitted with a three-piece suite in white comprising a WHB, WC and a bath with an electric shower over. Heated towel rail.

Bedroom

A double bedroom to the rear with laminate flooring and a CH radiator.

Garden

The property is set within its own area of easily maintained garden ground. The front has been laid out to gravel for ease of maintenance, along with a paved driveway to the side. The generous rear garden has been laid out to lawn.

Driveway

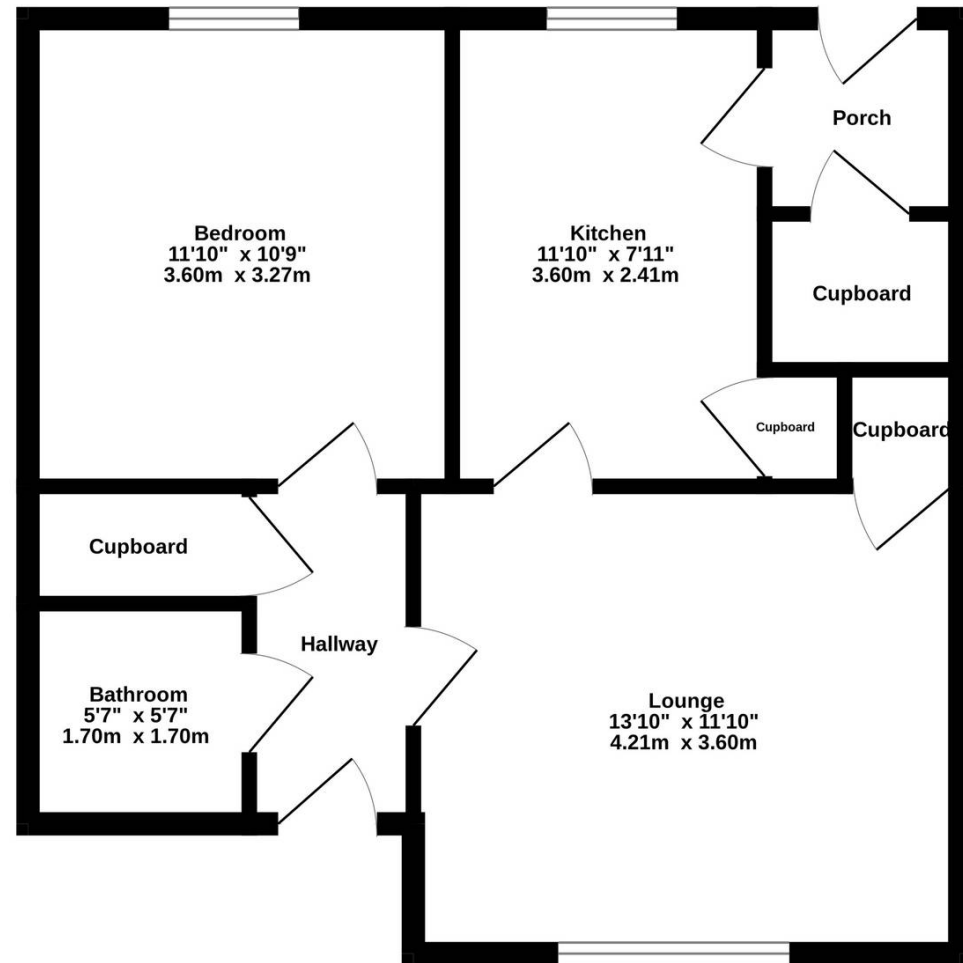
1 Parking Space

A paved driveway provides dedicated off-road parking.

On street



Ground Floor
525 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 525 sq.ft. (48.7 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.