



**61 Main Street, Sandhead**

Stranraer, DG9 9JF

**PRICE: Offers Over £185,000 are invited**

## 61 Main Street

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

- A deceptively spacious terraced cottage
- Fully renovated to the highest of standards
- Pleasant views over parkland to Luce Bay beyond
- Located within the heart of the village
- Attractive internal woodwork
- Spacious 'dining' kitchen
- Well-appointed shower room and bathroom
- Solid fuel central heating (wood-burning stove) and uPVC double glazing
- Mature garden ground to the rear
- Pedestrian access to the rear



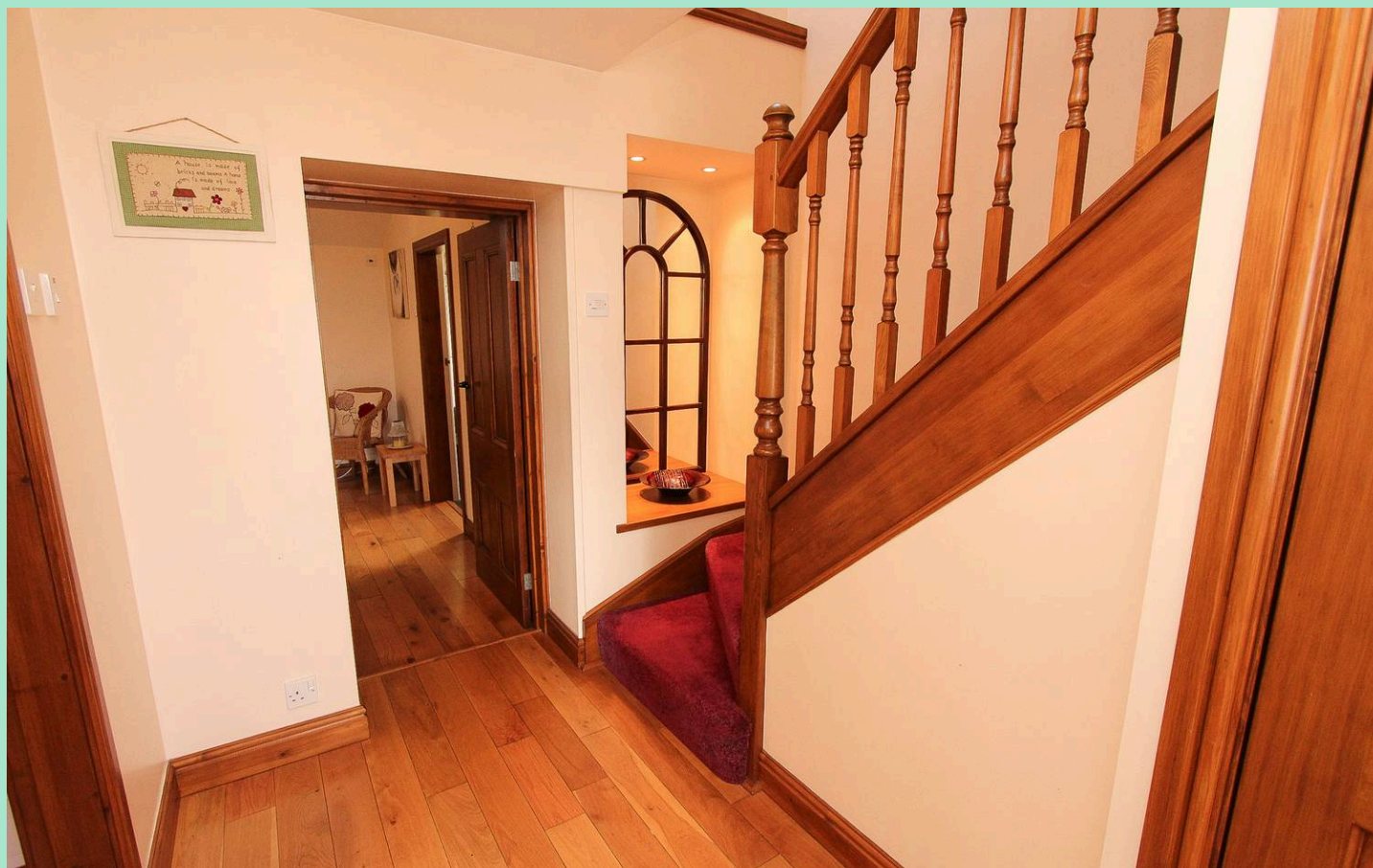
## 61 Main Street

Sandhead, Stranraer

Nestled in the heart of the village and commanding pleasant views over parkland to Luce Bay beyond, this deceptively spacious three/four-bedroom terraced cottage has been thoughtfully and fully renovated to the highest of standards.

The interiors exude a refined charm, with attractive internal woodwork and a harmonious blend of traditional character and modern comforts. The inviting entrance opens into a welcoming hallway, leading to a generously proportioned living area that is warmed by a solid fuel central heating system (featuring a stylish wood-burning stove) and complemented by uPVC double glazing throughout. The spacious dining kitchen is beautifully appointed, offering ample space for entertaining and every-day family life. Both the well-appointed shower room and the contemporary bathroom have been finished with meticulous attention to detail, providing a touch of luxury and convenience.

Each of the three bedrooms is thoughtfully designed to maximise comfort and natural light, making this home ideal for families or those seeking a peaceful retreat with all the modern amenities.



To the rear of the property, an enclosed area of mature garden ground provides a tranquil oasis, perfect for relaxation or alfresco dining. The garden features small lawns bordered by screen hedging, interspersed with mature shrubs and established trees that offer both privacy and a picturesque outlook. Pedestrian access is available from the rear of the garden via a convenient footpath, leading directly to the main street and ensuring ease of access while retaining a sense of seclusion. This charming terraced cottage combines the best of village living with thoughtfully designed outdoor space, presenting an exceptional opportunity for discerning buyers seeking a home of quality and character in a truly enviable location.

### Hallway

The porch is accessed by way of a uPVC storm door. Tile flooring, CH radiator and glazed interior door to the hallway. The hallway provides access to almost all of the ground-floor accommodation and to the spindle-and-rail staircase to the first floor. Oak flooring, a CH radiator and a built-in storage cupboard.

### Sitting Room/4th Bedroom

A sitting room to the front featuring a wooden fire surround with a cast iron insert. This room could also be used as a further ground floor bedroom, if required. TV point and a CH radiator.

### Bedroom 3

A ground floor bedroom with a built-in cupboard, oak flooring and a CH radiator.

### Shower Room

A spacious ground floor shower room fitted with WHB, WC and large vinyl panelled shower cubicle housing an electric shower. Shelved recess, ceramic wall tiles and a heated towel rail.



### Lounge

A main lounge to the rear featuring a wood-burning stove with a back boiler which provides the central heating. Oak flooring, CH radiator and a TV point.

### 'Dining' Kitchen

The kitchen is fitted with a range of shaker 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 double oven. Plumbing for an automatic washing machine and under-counter space for a fridge and freezer. CH radiator.

### Landing

The landing provides access to the first floor bedrooms and the bathroom. Two built-in storage cupboards.

### Bathroom

The bathroom is fitted with a three-piece suite in white comprising a WHB, WC and a bath. Shelved recess, ceramic wall tiles and a CH radiator.

### Bedroom 1

A bedroom to the front with a view over Luce Bay. CH radiator.

### Bedroom 2

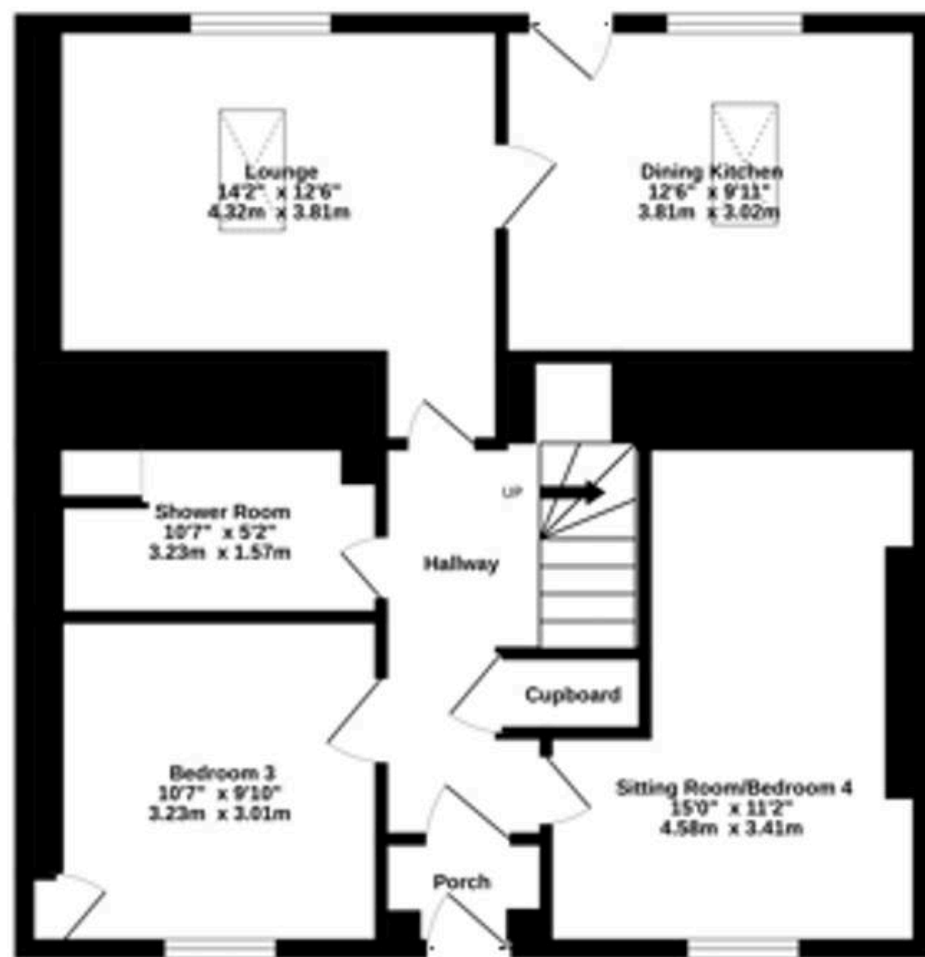
A further bedroom to the front with a view to Luce Bay. CH radiator.

### Garden

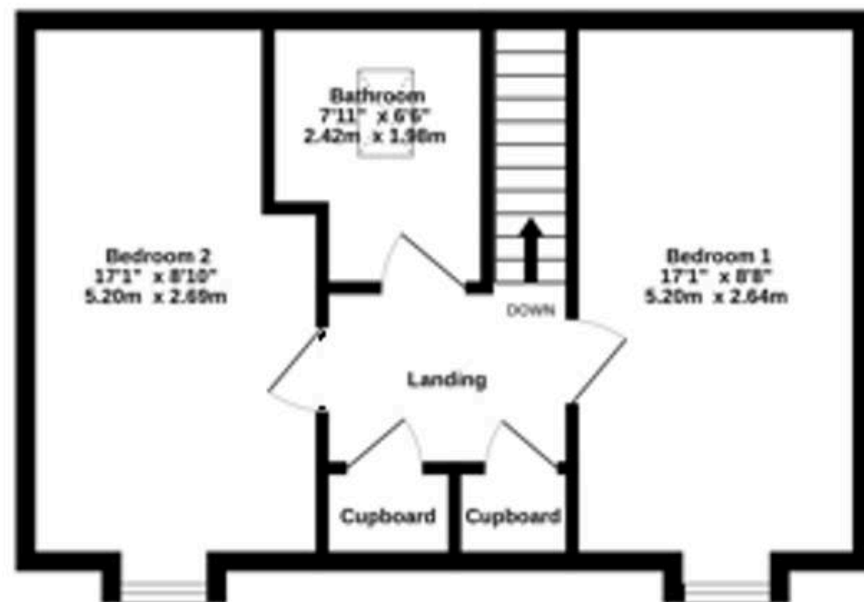
To the rear of the property there is an enclosed area of mature garden ground comprising small lawns, screen hedging, mature shrubs and trees. There is pedestrian access to the main street from the rear of the garden by way of a footpath.



Ground Floor  
659 sq.ft. (61.2 sq.m.) approx.



1st Floor  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 1066 sq.ft. (99.1 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.