



'The Grain Loft', Sandmill

Stranraer, DG9 8QJ

PRICE: Offers Over £150,000 are invited

The Grain Loft

Stranraer

Local amenities within the east end of the town include primary and secondary schooling, Stranraer Football Club, Wigtownshire Rugby Club, Stair Park, a general store, and an excellent restaurant. All major amenities are to be found in and around the town centre, only short walk away and include supermarkets, shops, healthcare, Stranraer marina, and indoor leisure pool complex.

Council Tax band: D

EPC Energy Efficiency Rating: D

- An attractive stone cottage laid out over two levels
- Renovated to the highest of standards
- Splendid medium oak kitchen
- Well-appointed bathroom and a convenient WC and WHB downstairs.
- Attractive internal woodwork
- Gas central heating with ground floor underfloor heating
- Dedicated parking space



The Grain Loft, Sandmill Farm

Cairnryan Road, Stranraer

Please note, this property is available with "The Wee Byre" for offers over £500,000.

Located in a tranquil setting, this exquisite two-bedroom stone cottage offers the perfect blend of period charm and contemporary luxury. Arranged over two levels, the property has been meticulously renovated to the highest of standards, ensuring a home that is both stylish and supremely comfortable. Upon entering, you are greeted by a welcoming atmosphere and an abundance of natural light, highlighting the attractive internal woodwork that flows seamlessly throughout the cottage.

The heart of the home is a splendid medium oak kitchen, beautifully crafted to provide both functionality and elegance. The well-appointed bathroom features modern fixtures and a refined finish, creating a sanctuary for relaxation. Warmth and comfort are guaranteed with gas central heating and the added luxury of underfloor heating on the ground floor, ensuring a cosy environment whatever the season. Every detail has been carefully considered, from the quality of the finishes to the practical layout, making this cottage a truly special place to call home.



Stepping outside, the property benefits from a dedicated parking area within a private courtyard, offering both convenience and security for residents. The attractive stone façade of the cottage is complemented by the well-maintained communal areas, creating an inviting approach that is sure to impress visitors and passers-by alike.

This charming cottage presents a rare opportunity to acquire a beautifully finished residence with all the benefits of modern living, set within a picturesque and highly sought-after location.

Sun lounge

The bright sun lounge is accessed by way of a wooden storm door. Storage cupboard provides a convenient cloakroom space for outdoor wear. Tiled flooring and an interior door to the hallway. Access to floored-loft space.

Lounge

A bright and spacious double aspect lounge featuring a bay window to the rear. An ideal space for relaxing or entertaining. TV point.

Kitchen

Well-equipped and thoughtfully designed, the kitchen is fitted with a range of medium oak floor and wall-mounted units with slate style worktops incorporating a stainless steel sink. There is a gas hob, extractor hood, built-in double oven and plumbing for an automatic washing machine. Tiled flooring.

Bathroom

The bathroom is fitted with a three-piece suite in white comprising a WHB, WC and bath. Heated towel rail and tiled flooring.



Bedroom 1

A spacious master bedroom with an en-suite shower, CH radiator and a TV point.

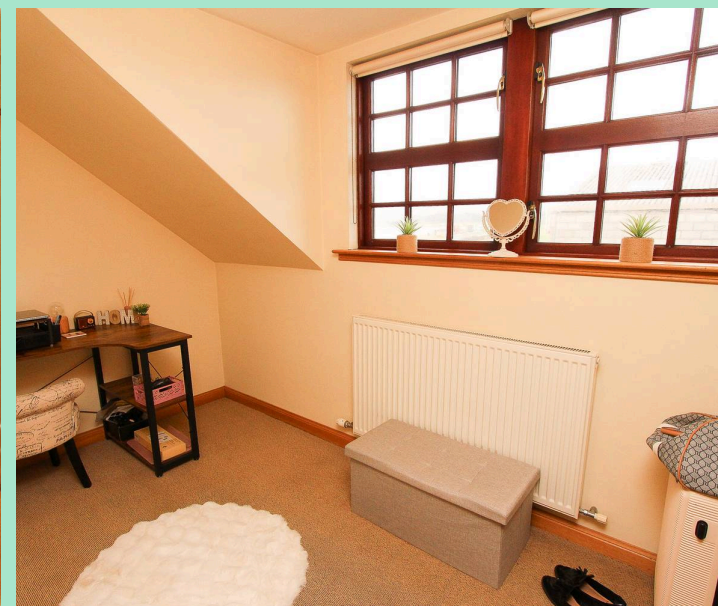
Bedroom 2

A further bedroom with a CH radiator.

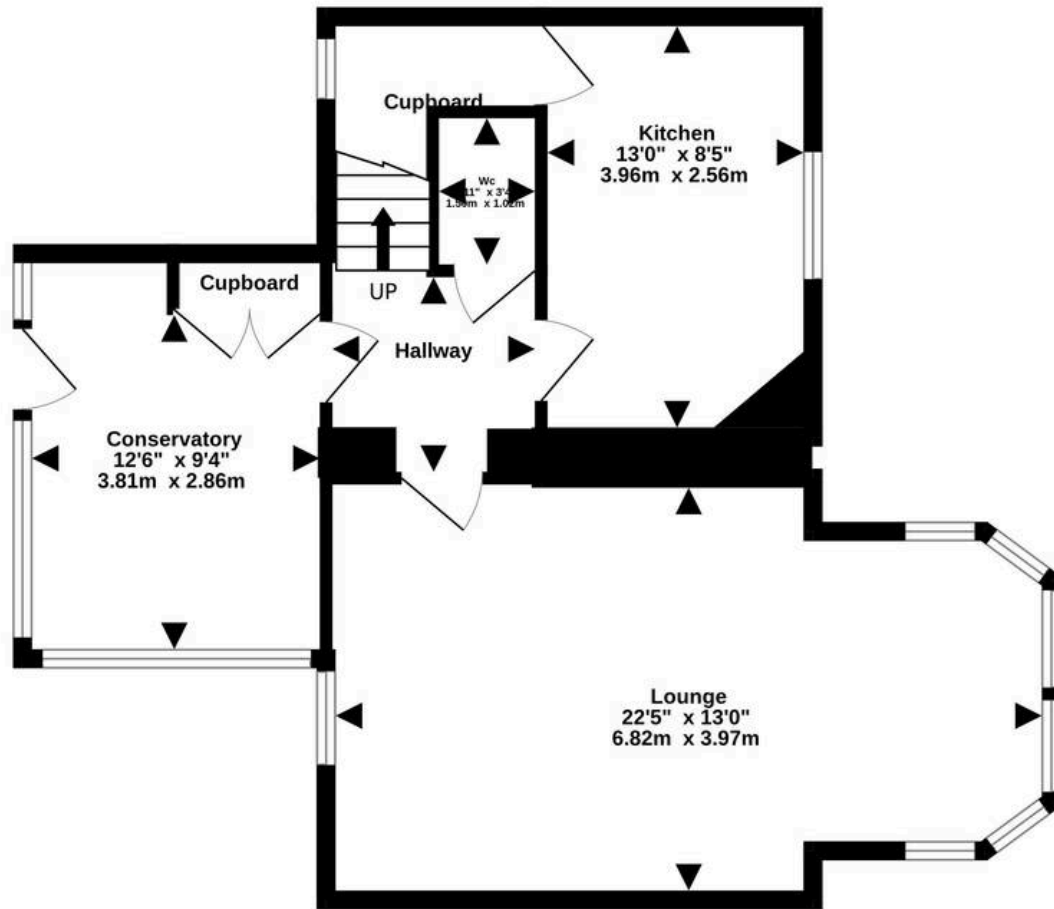
Allocated parking

1 Parking Space

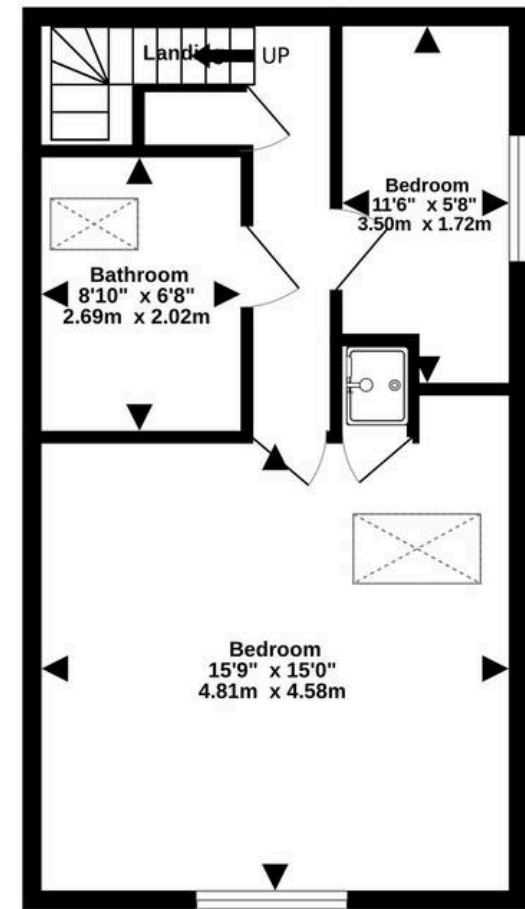
There is a dedicated parking area within the courtyard.



Ground Floor
572 sq.ft. (53.2 sq.m.) approx.



1st Floor
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.2 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.