SWPC
south west property centre

# Woodlea Main Street, Sandhead

**Stranraer, DG9 9JG**

**PRICE: Offers Over £239,995 are invited**

# Woodlea Main Street

## Sandhead, Stranraer

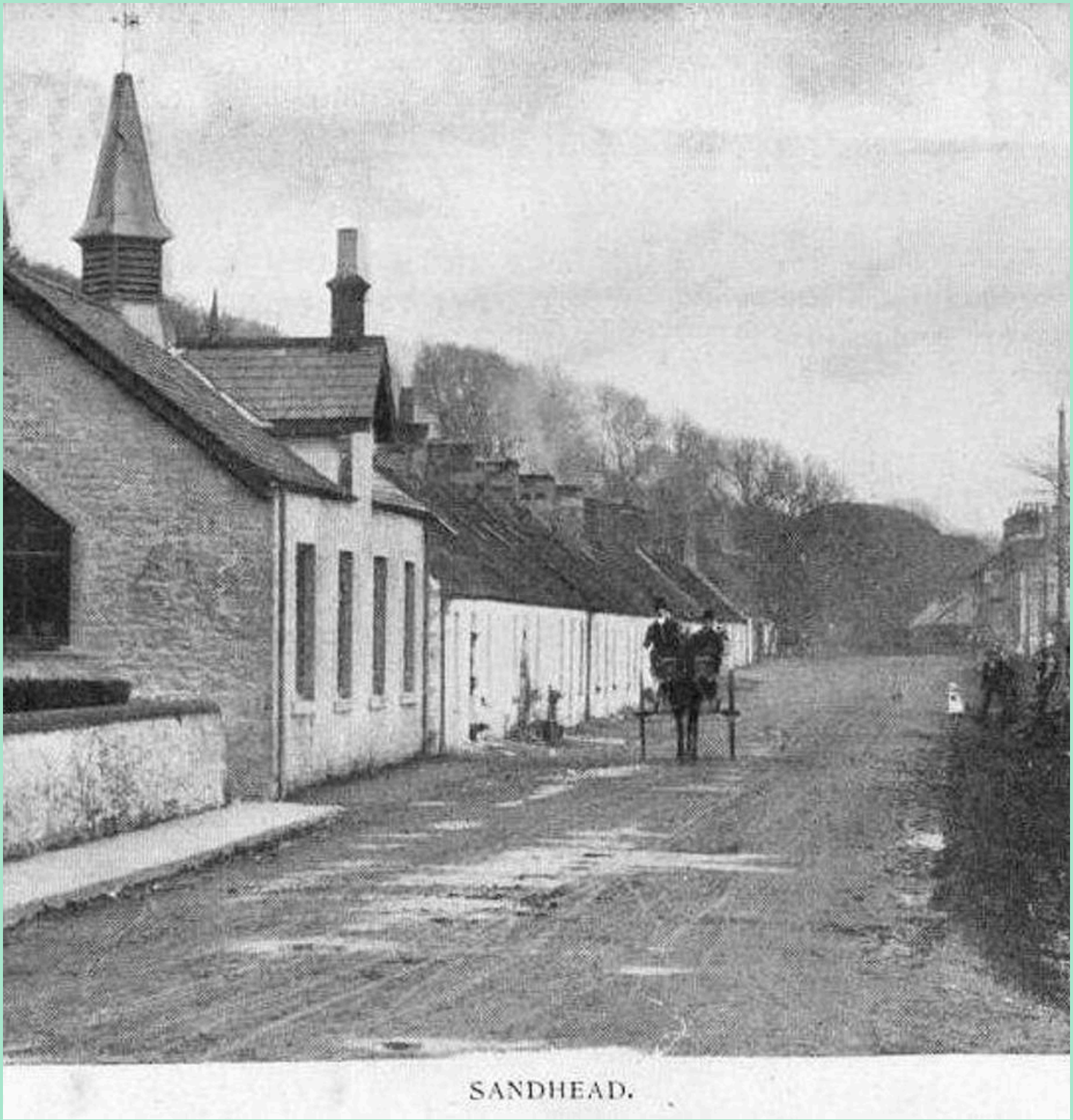
Local amenities within the village include a GP practice, Primary School, first-class restaurant, convenience store/post office, bowling green, Church and a playpark. All major amenities are located in and around the town of Stranraer approximately 8 miles distant and include supermarkets, hospital, 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: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

- A converted former village school finished to the highest of standards
- Only a stones throw from Sandhead beach and all village amenities
- In excellent condition throughout
- Splendid contemporary kitchen
- Delightful shower rooms
- Full re-wire
- New internal woodwork and new internal plaster work
- New oil fired central heating and uPVC double glazing
- Low maintenance garden ground



# Woodlea Main Street

## Sandhead, Stranraer

Located in the heart of the seaside village of Sandhead just moments from the shores of Sandhead beach, lies a transformed former village school which provides well-proportioned family accommodation over one level.

Of historical charm with a contemporary interior, this fully renovated 3-bedroom detached residence has been finished to the highest of standards.

Of traditional construction under a slate roof the property benefits from a splendid fitted kitchen, well-appointed shower rooms, spacious reception room and neutral decor throughout. The property also boasts a host of practical upgrades, including a full re-wire, new internal woodwork and new internal plaster work. For added comfort and efficiency, oil fired central heating and uPVC double glazing have been installed.

In conclusion, this remarkable property represents a rare opportunity to own a piece of history while indulging in modern comforts.

**Hallway**
The property is accessed by way of a uPVC storm door with a fan light above. Built-in storage cupboard and CH radiators.

**Lounge/Dining Room**
A generous reception room featuring a vaulted ceiling with Velux skylights and recessed lighting. CH radiator and wall-mounted TV point.

**Kitchen**
The kitchen is fitted with a range of white floor and wall-mounted units with woodgrain-style worktops incorporating a stainless steel sink. It also has a ceramic hob, extractor hood, built-in oven, integrated dishwasher and integrated fridge/freezer. CH radiator.

**Shower Room 1**
This shower room is fitted with a WHB, WC and vinyl panelled shower cubicle with a mains shower. Heated towel rail.

**Shower Room 2**
A further shower room comprising a WHB, WC and vinyl panelled shower cubicle with a mains shower. Heated towel rail.

**Bedroom 1**
A bedroom to the front with a CH radiator.

**Bedroom 2**
A further bedroom to the front with a CH radiator.

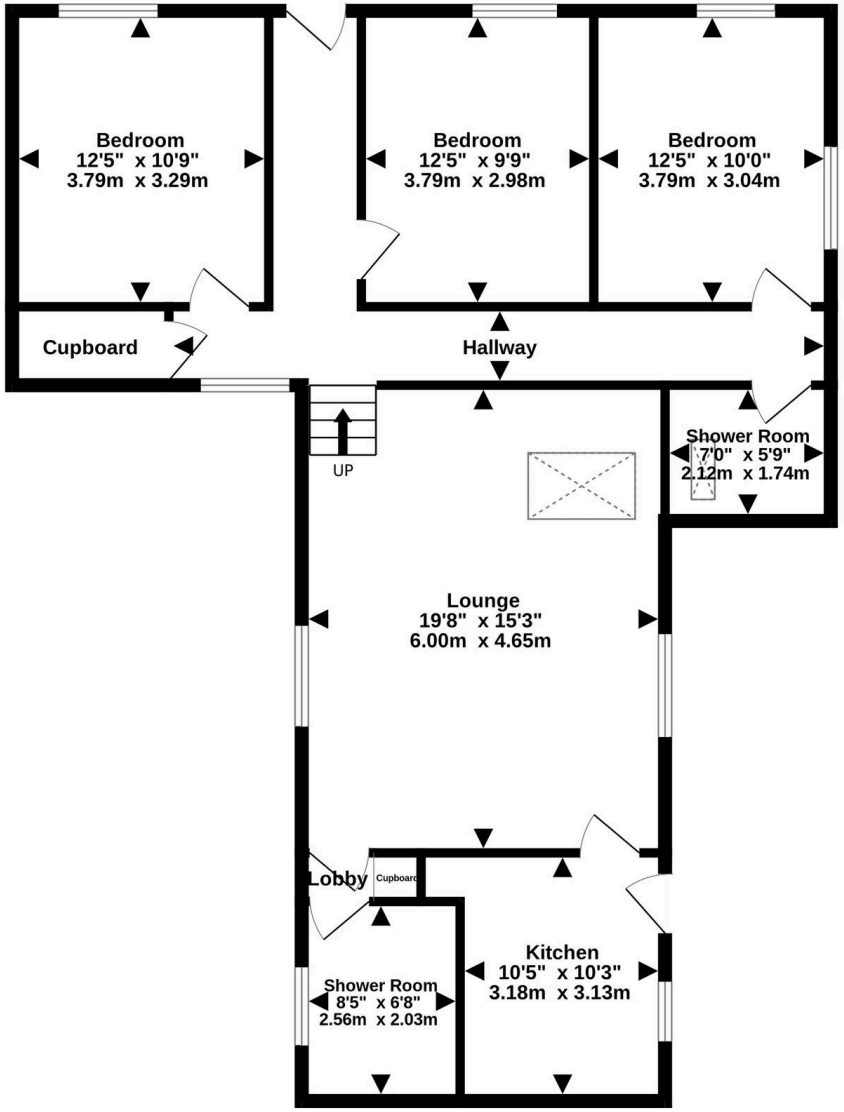
**Bedroom 3**
A double aspect bedroom with windows to the front and side. CH radiator.

**GARDEN**

The property is set within its own area of ground, which has been laid out to tarmacadam for ease of maintenance.

**DRIVEWAY**

Ground Floor
1041 sq.ft. (96.7 sq.m.) approx.




TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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.

## South West Property Centre Ltd

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The Property Ombudsman

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.