



**10 Church Road, Sandhead**

Stranraer, DG9 9JJ

**PRICE: Offers Over £125,000 are invited**

## 10 Church Road

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.

Located only a short walk from the beach and village amenities, this charming bungalow combines the best of coastal living with convenience and style, making it an ideal choice for those seeking a move-in-ready home in a picturesque setting.

Council Tax band: A

EPC Energy Efficiency Rating: E

- Situated within the heart of the ever popular seaside village of Sandhead
- An immaculately presented bungalow
- In excellent condition throughout, having been fully modernised
- Only a short walk from the beach and village amenities
- Splendid 'dining' kitchen
- Well-appointed shower room
- The use of oak flooring
- Delightful views over Luce Bay to both the front and rear
- Electric central heating and uPVC double glazing
- Fully landscaped and easily maintained garden ground



# 10 Church Road

Sandhead, Stranraer

Situated within the heart of the ever-popular seaside village of Sandhead, this immaculately presented, extended two-bedroom bungalow offers a rare opportunity to acquire a home of exceptional quality in an enviable location. Having been fully modernised to an exacting standard, the property is in excellent condition throughout, seamlessly blending contemporary comforts with a welcoming sense of style.

Upon entering, you are greeted by an inviting hallway, enhanced by the use of oak flooring that flows gracefully through to the principal living spaces. The splendid dining kitchen is thoughtfully designed for both every-day living and entertaining, featuring a range of modern cabinetry, integrated appliances, and space for a dining table. The lounge, which is laid out in an open plan basis with the kitchen enjoys delightful views over garden ground to Luce Bay beyond. Both bedrooms are generously proportioned and benefit from abundant natural light, while the well-appointed shower room is finished to a high specification, offering a sleek and practical space with contemporary fittings.

The property further benefits from electric central heating and uPVC double glazing, ensuring year-round comfort.

Furnishings are available by separate negotiation.



### Hallway

The property is accessed by way of a modern uPVC storm door. Oak flooring and a built-in cupboard housing the electric consumer unit.

### Lounge/Kitchen

An open plan kitchen/lounge to the rear with pleasant views over garden ground to the waters of Luce Bay beyond. The kitchen has been fitted with a full range of contemporary floor and wall-mounted units with woodgrain-style worktops incorporating a stainless steel sink. There is a ceramic hob, extractor hood, built-in oven, integrated fridge/freezer, automatic washing machine and a slimline dishwasher. From the lounge there are French doors leading to an area of raised decking. Oak flooring, CH radiator and a TV point.

### Shower Room

The attractive shower room is fitted with a WHB and WC in white. There is a large, low-threshold shower cubicle with an electric shower. Recessed spotlights and a heated towel rail.

### Bedroom 2

A bedroom to the rear with oak flooring, wall mounted TV point and a CH radiator.

### Bedroom 1

A bedroom to the front with a view towards Luce Bay. Oak flooring, a TV point and a CH radiator. There is a built-in cupboard housing the electric central heating system.



## GARDEN

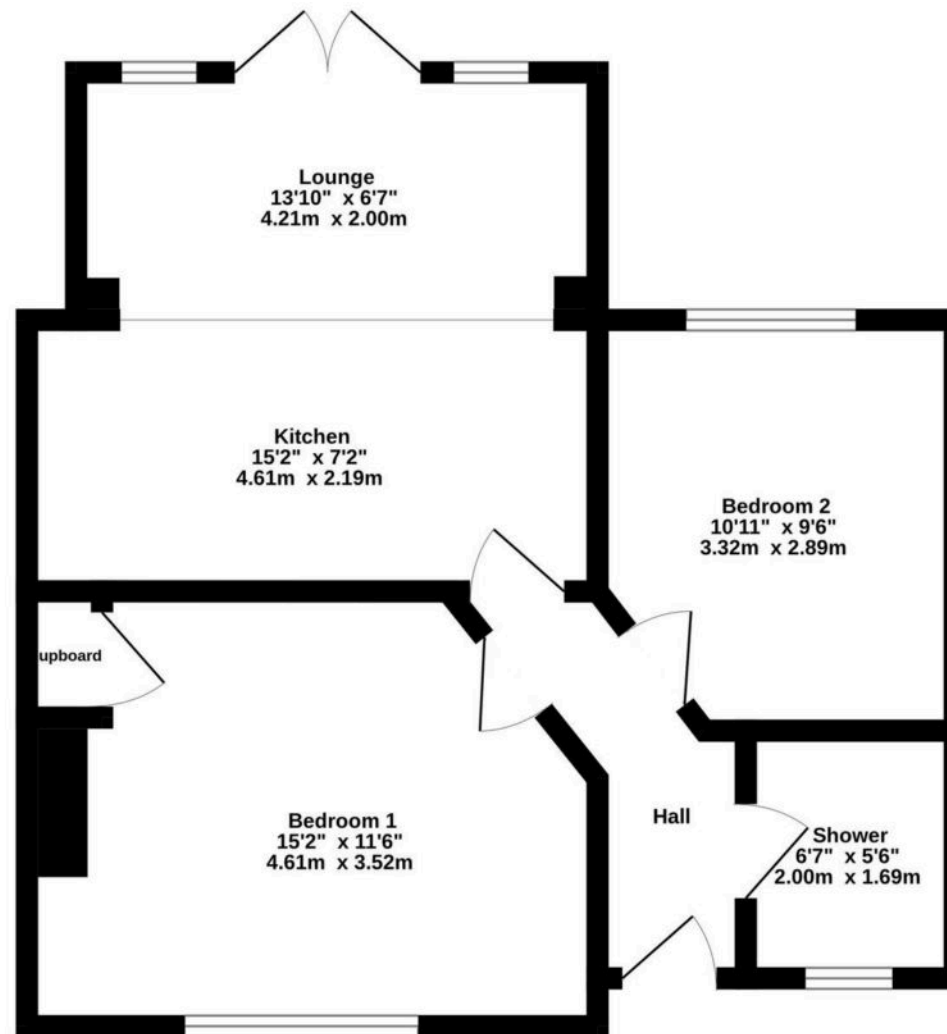
The property is set amidst its own area of fully landscaped garden ground. The front has been laid to gravel for ease of maintenance. The enclosed rear garden is comprised of raised decking, an Indian sandstone patio and mature shrub borders. From the garden there is a view over Luce Bay.

## On street

## Parking



Ground Floor  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 533 sq.ft. (49.5 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.