



28 LUCE BAY AVENUE
SANDHEAD, STRANRAER

Galbraith



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A spacious and modern 3 bedroom semi-detached property with integrated garage, in a popular seaside village just a few minutes' walk from the beach.

Stranraer 7.4 miles ■ Mull of Galloway 14 Miles
Newton Stewart 24.1 miles ■ Ayr 57.4 miles ■ Dumfries 71.3

Acreage 0.12 acres (0.049 hectares)

Guide Price £255,000

- 1 reception room. 3 bedrooms (1 en-suite)
- Modern open plan kitchen/ dining room
- Low maintenance garden with seated fire pit area
- Solar panels
- Residents parking
- Integrated Garage

Galbraith

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Utility Room

SITUATION

28 Luce Bay Avenue is situated in a quiet cul de sac in the picturesque seaside village of Sandhead, just a few minutes' walk from the golden sands of Luce Bay, on the Rhins of Galloway peninsula. Sandhead hosts a primary school, shop and post office, Doctor's surgery, well established hotel and restaurant, church, bowling club, football pitch, park, and community garden. Stranraer is the nearest town where there is a large secondary school (Stranraer Academy), primary schools, hospital (Galloway Community Hospital), supermarkets, shops, offices, hotels and restaurants. Logan Botanic Gardens, Scotland's most exotic garden, is approximately 6.3 miles from Luce Bay Avenue. The Gulf Stream is prevalent in this part of the region and a variety of tropical plants flourish here in the warmer climate. The Mull of Galloway, Scotland's most southerly, point is just 14 miles away, where you can visit the Lighthouse and Exhibition, walk around the RSPB Scotland nature reserve, and enjoy food and drink at Scotland's most southerly coffee house, Gallie Craig. Dumfries and Galloway has some of the most enviable walks in Scotland with Kirroughtree Visitor Centre, the Merrick, Galloway Hills and many other Munros in the near vicinity. Curling, golf and horse riding are very popular in the area. There is pony trekking nearby and Stranraer & District Riding Club offers training and holds regular events. Curling is available at the North West Castle Hotel, Stranraer and there are numerous golf courses in the area including Stranraer Golf Club and Wigtownshire Golf Club. The Ryan Centre within Stranraer town centre is a multi-purpose leisure facility offering a wide range of activities and events including leisure pool, health suite, games hall, theatre which provides

a year-round programme of shows and productions. Communications in the area are good, there is a regular bus service and trains to Ayr and Glasgow are available at Stranraer. Two ferry operators run passenger and freight services to Northern Ireland from the Port of Cairnryan, just over 6 miles from Stranraer. Prestwick Airport is 64.8 miles from Luce Bay Avenue and Glasgow and Edinburgh Airports are 94.7 and 133.6 miles respectively.

DESCRIPTION

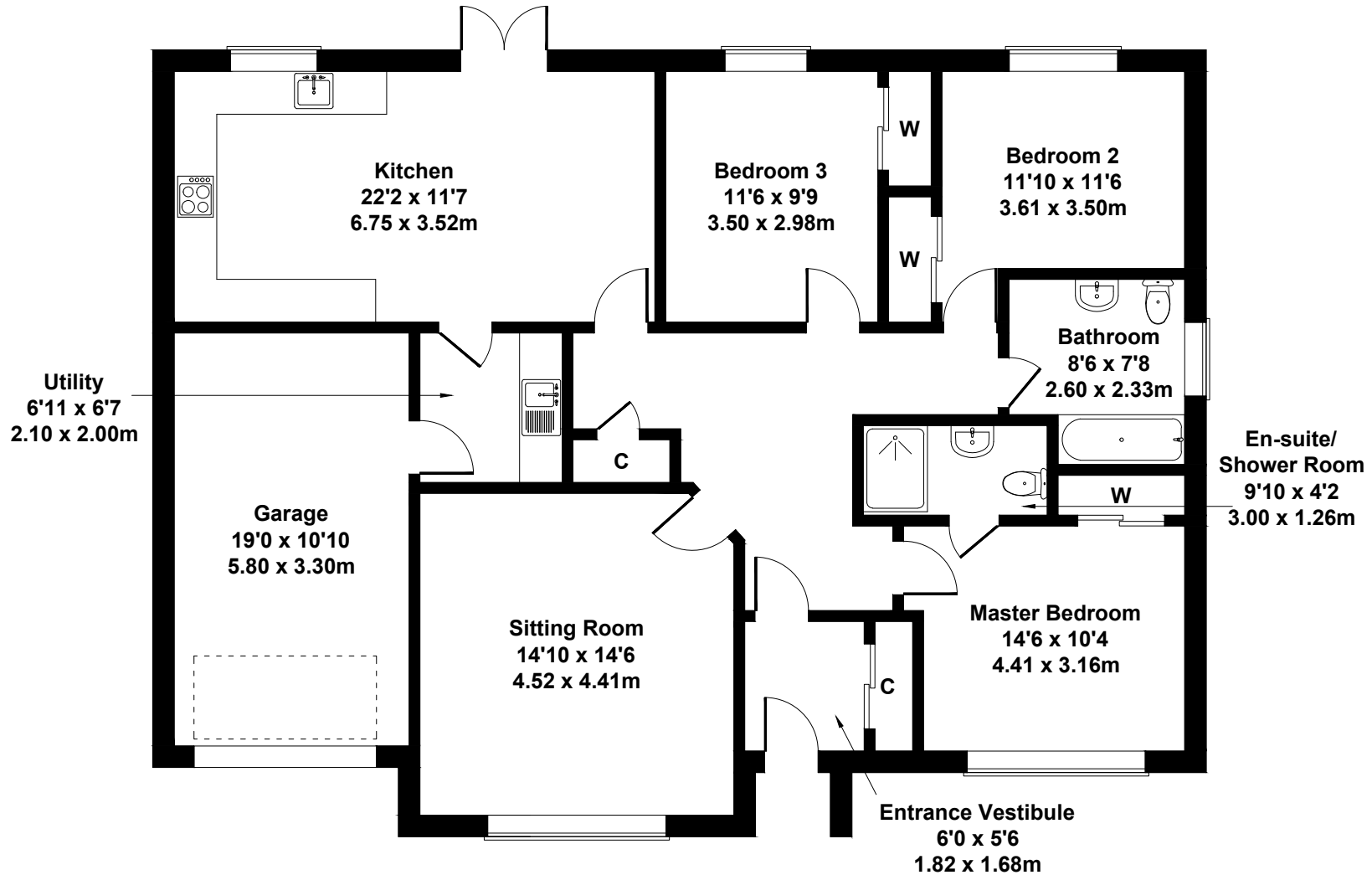
28 Luce Bay Avenue is an attractive modern semi-detached property with an integrated garage and low maintenance garden, just a short walk from the golden sands of Luce Bay and local amenities. French doors open from the kitchen/dining room to the garden where you can see and hear Luce Bay, as the waves break on the shore.

The entrance vestibule opens to a bright and spacious hallway opening to all accommodation, with a diagonal door entrance in to the sitting room at the front of the property. The entrance vestibule has a fitted cupboard providing valuable storage space for outdoor clothing and footwear. The master bedroom adjacent has both fitted wardrobes and an en-suite shower room, and both the second and third bedrooms have fitted wardrobes and overlook the garden. The family bathroom has a bath with shower attachment and vanity unit with wash hand basin. The dining kitchen is the heart of the home, a well-lit a sociable space for family to gather, relax and dine.



28 Luce Bay Avenue, Sandhead, Stranraer DG9 9DB

Approximate Gross Internal Area
1496 sq ft - 139 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Master Bedroom

Painted wooden floor and wall units are complimented by the solid wood worktop and Belfast style sink, and cooking facilities are provided by an integrated Lamona electric oven and hob. Other integrated appliances include a dishwasher and fridge/freezer. There is space and plumbing for additional white goods in the adjacent utility room, in addition to a second sink and drainer. The utility room opens directly in to the integrated garage.

Oil fired central heating is powered by a Worcester external boiler situated in the garden and eight solar panels on the roof contribute towards an excellent energy performance rating of B84.

Constructed in 2020 this modern wheelchair accessible property offers a peaceful escape in a small seaside village, lending perfectly to a permanent home or bolt hole by the sea within walking distance of local amenities.

ACCOMMODATION

Ground Floor: Entrance Vestibule, Sitting Room, Master Bedroom with en-suite Shower Room, Bathroom, Bedroom 2, Bedroom 3, Kitchen/Dining Room, Utility Room.

GARAGE (5.8m X 3.3m)

The integrated garage has an up and over door, strip lighting, workbench and shelving.



En Suite Shower Room



Bedroom 2



Bedroom 3

GARDEN

There is a small area of lawn either side of the entrance at the front of the property, and the garden behind 28 Luce Bay Avenue is accessed by a side gate to the right of the property and via the French doors opening out from the kitchen diner. The garden is very low maintenance, with gravel, patio and paving and only a small area of lawn to maintain. A bespoke seated area on the patio has been designed to allow family, friends or holiday let guests to gather around a fire pit and sit out late in to the evening during the warmer months.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Oil	Band D	B84	Mobile until fibre is connected - expected June 2025.	Yes

DIRECTIONS

In Sandhead turn in to Piggery Lane, then take the first left on to Mote View Avenue then immediately right on to Luce Bay Avenue. 28 Luce Bay Avenue is the last property on the left hand side.

POST CODE

DG9 9DB

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///groups.unleashed.bottled

SOLICITORS

Kingsley Wood & Co
Burnside Place
Port Glasgow Road
Kilmacolm
Inverclyde
PA13 4ET

LOCAL AUTHORITY

Dumfries and Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

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 service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

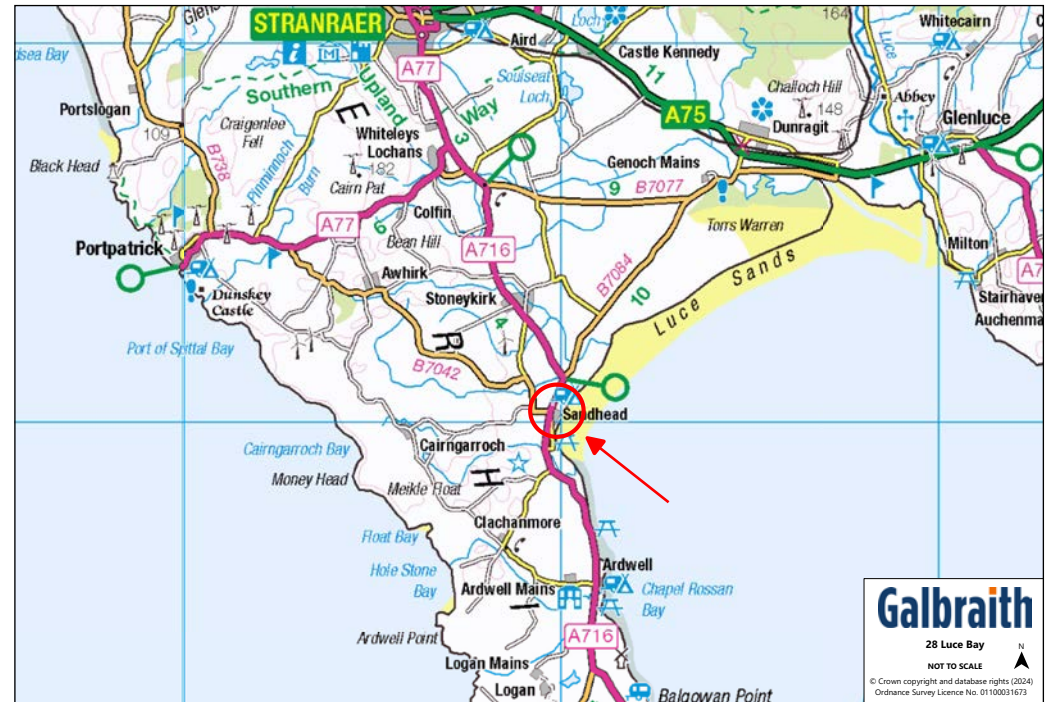
Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in September 2024.







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