

**Galbraith**



**15 LUCE BAY AVENUE**  
SANDHEAD, STRANRAER





## 15 LUCE BAY AVENUE, SANDHEAD, STRANRAER

A spacious and modern 3 bedroom semi-detached property, just a few minutes' walk from the golden sands of Luce Bay.

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

**Acreage 0.1 acres**

**Guide Price £250,000**

- 1 reception room. 3 bedrooms
- 3 bedrooms , 1 en-suite
- Solar panels
- Garden with patio
- Garage
- 200 metres from the beach
- Off road parking

**Galbraith**

Castle Douglas  
01556 505346  
castledouglas@galbraithgroup.com

 **OnTheMarket**





Sitting Room



### SITUATION

15 Luce Bay Avenue is situated on a quiet cul de sac, just 200 metres from the sands of Luce Bay beach, in the picturesque seaside village of Sandhead, on the Rhins of Galloway peninsula. The village has a local shop with Post office for everyday essentials and a hotel/restaurant/pub in addition to a primary school. The village also has a popular community garden, football pitch and a children's playpark. The village Bowling club doubles as a community centre offering several activities. There is also an integrated GP surgery and dispensing chemist within 70 metres of the property.

The town of Stranraer is 7 miles distant with supermarkets, various shops, garages, banks, a secondary school and college and community hospital/outpatient clinic and several dentists. The Ryan centre offers a swimming pool and a theatre. The Northwest Castle Hotel has a curling rink, and is the home rink of the Olympic champions curling team. The start of the Southern Upland way at Portpatrick is 10.2 miles from Sandhead. Three local Golf clubs are within 30 minutes from the village.

Being close to the Gulf Stream in the Irish Sea means that the village seldom has snow or frost and enjoys higher temperatures than the rest of Scotland. Logan Botanic Garden, Scotland's most exotic garden, is 6 miles from the village, highlighting the higher temperatures in the area.

There is a direct bus and train service to Glasgow, two ferry companies sail from Belfast/Larne to Cairnryan and by car Glasgow airport is 97.6 miles and Prestwick 64.8 miles.

Sitting Room



### DESCRIPTION

Constructed in 2020 this modern 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. The entrance vestibule opens to a bright and spacious hallway, with wood effect laminate flooring continuing throughout the property. The sitting room at the front of the property is the heart of the home, a well-lit a sociable space for family to gather and relax. The dining kitchen again provides a sociable space with French doors connecting indoors with out, opening to the garden. A modern finish kitchen with white gloss units illuminating the room. Cooking facilities include a gas hob and integrated electric oven and grill, other integrated appliances include a dishwasher and fridge. The washing machine, tumble dryer and a further fridge/freezer are located in the utility room/pantry.

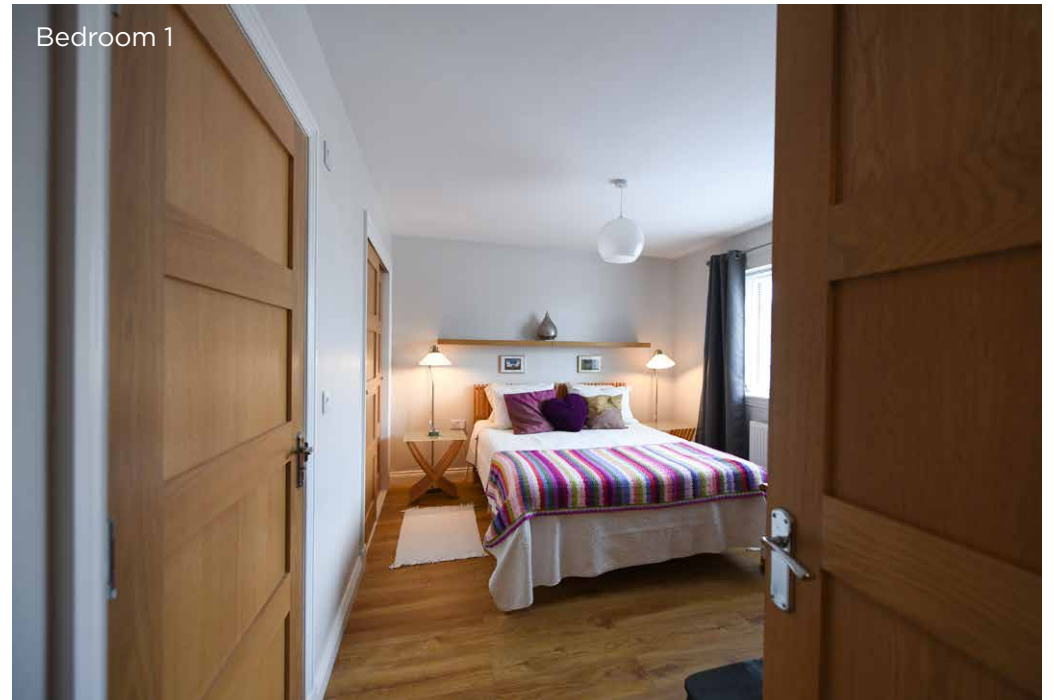
15 Luce Bay view has three bedrooms, bedroom 1 has an en-suite shower room, fitted wardrobes and overlooks the front of the property. Bedrooms 2 and 3 overlook the garden, bedroom 2 is currently utilised as an office and bedroom 3 has two sets of fitted wardrobes, one set could be opened from Bedroom 2 if the new owners decide to use this room as a bedroom. The family bathroom has a bath with shower over and wash hand basin with vanity unit.

Oil fired central heating is powered by a Worcester external boiler situated in the garden, and the property is insulated to high standards and has an excellent energy performance rating, B20. Eight solar panels are located on the roof, reducing energy costs. 15 Luce Bay offers a delightful home in immaculate turn key condition in a desirable coastal village.

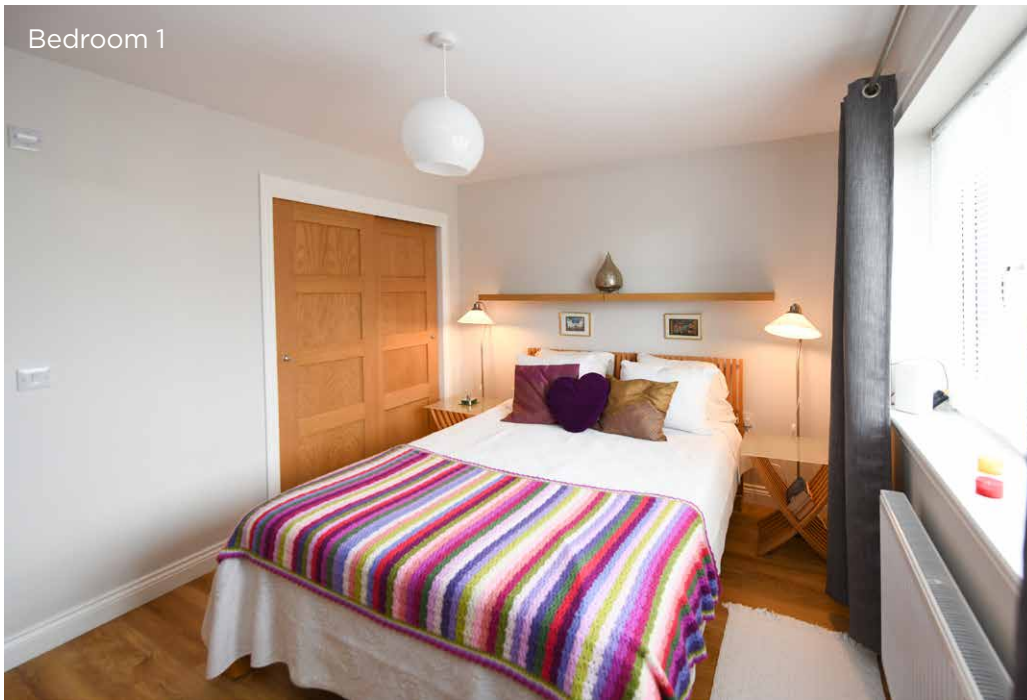
Hall



Bedroom 1



Bedroom 1

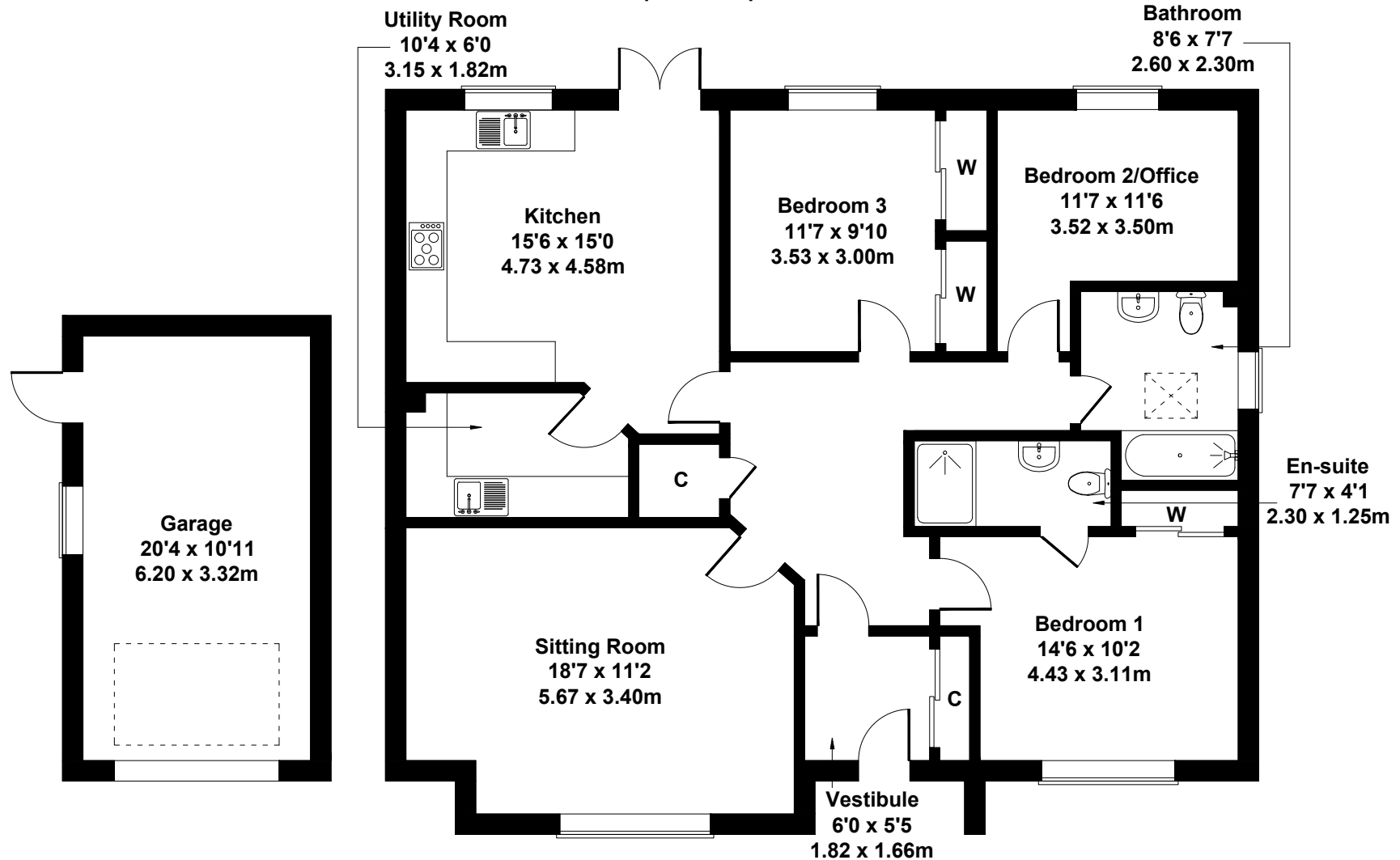


En-suite



# 15 Luce Bay Avenue, Sandhead

Approximate Gross Internal Area  
1496 sq ft - 139 sq m



**GARAGE**

**GROUND FLOOR**

**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.



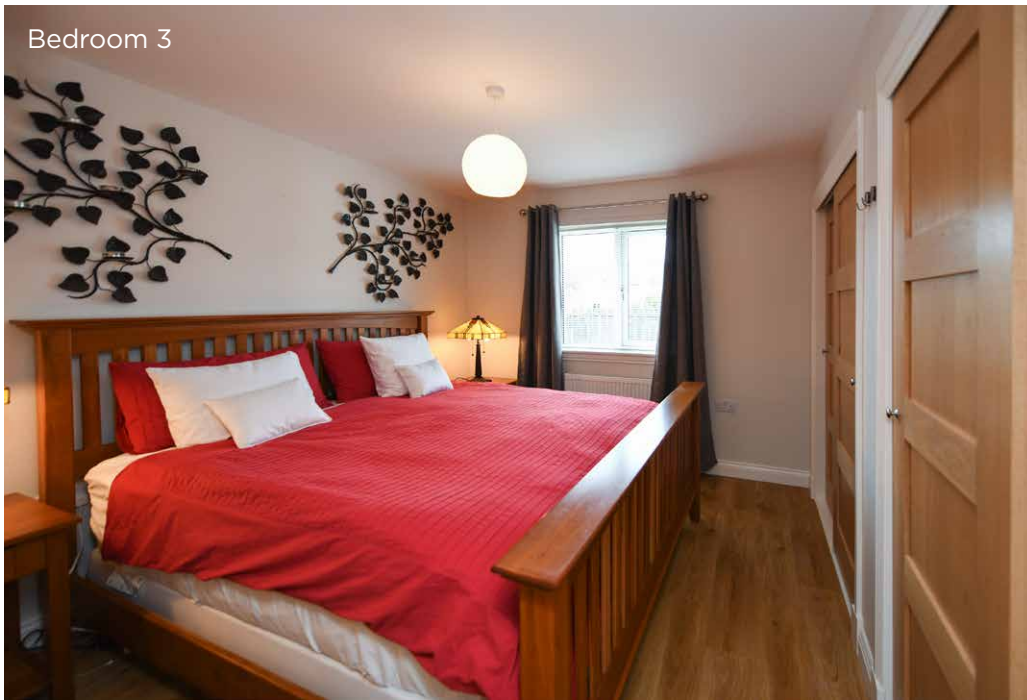
Bedroom 2/Office



Bedroom 3



Bedroom 3



Bathroom



### **GARAGE (6.2m x 3.32m)**

With pitched tiled roof, concrete floor, roof storage space, shelving and a separate pedestrian entrance. The garage can easily be converted to form a studio/office, specific to the needs of the buyer. Electricity to the building.

### **ACCOMMODATION**

Ground Floor: Entrance Vestibule, Sitting Room, Bedroom 1 with en-suite Shower Room, Bathroom, Bedroom 2/Office, Bedroom 3, Kitchen & Utility Room.

### **GARDEN**

15 Luce Bay Avenue has a south facing back garden mainly laid to lawn with apple trees, raspberry plants and a variety of shrubs. A gate opens to a footpath which leads to the beach. The front garden has a covering of slate and a driveway which can accommodate 3 vehicles. The garden has been designed with ease of maintenance at the forefront.

### **SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

<b>Water</b>	<b>Electricity</b>	<b>Drainage</b>	<b>Tenure</b>	<b>Heating</b>	<b>Council Tax</b>	<b>EPC</b>	<b>Broadband</b>	<b>Mobile</b>
Mains	Mains	Mains	Freehold	Oil Fired	Band D	B85	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. 15 and 17 Luce Bay Avenue form the last property on the right 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: rainy.carpeted.crescendo

### **SOLICITORS**

McAndrew and Richardson  
Stranraer

### **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.

### **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 July 2024.













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