



**CAIRNLEA,**  
**MAIN STREET,**  
**SANDHEAD,**  
**BY STRANRAER,**  
**DG9 9JB**

**SOLICITORS & ESTATE AGENTS**  
**4/6 SOUTH STRAND STREET**  
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**EXTENDED TRADITIONAL DETACHED COTTAGE**

**MANY PERIOD FEATURES TO ENJOY**

**EXTENSIVE ACCOMMODATION ON THREE LEVELS WITH TIERED  
GARDENS AND OFF-STREET PARKING**

**FULL DOUBLE GLAZING, OIL FIRED CENTRAL HEATING**

**ACCOMMODATION COMPRISES – VESTIBULE, HALL/STAIR,  
DINING ROOM, BATHROOM, REAR LOUNGE, KITCHEN,  
BEDROOM 1 or OFFICE, LIVINGROOM, 4 FURTHER BEDROOMS,  
2 W.C.'s**

**DOUBLE GARAGE, SUMMERHOUSE/GYM, GREENHOUSE**

**OFFERS AROUND £190,000**

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## DESCRIPTION

Cairnlea is a deceptively spacious traditional Scottish detached property in the Main Street of Sandhead with views to Luce Bay.

The property is fully double glazed and is warmed by oil fired central heating.

There is extensive accommodation on three levels with an enviable modern kitchen. There is ample space for a family dwellinghouse or potential as a B&B establishment.

In addition to the dwellinghouse, there is a separate double garage, a summerhouse/gymnasium and a greenhouse.

Off-street parking is available along with a secluded front garden and tiered rear garden area including slabbed paths/steps and patio areas.

The village itself is a popular tourist destination and enjoys a great many amenities to include Primary School, Doctor's Surgery, Hotel/Restaurant and Village Shop.

Early viewing of this desirable home is to recommended.

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## ACCOMMODATION

### VESTIBULE: (6'4" x 6')

Upvc front door with leaded effect glass opens onto the porch/vestibule. Windows to three elevations. Tiled floor. Internal timber/glazed door to Hall.

### HALL/STAIR:

Providing access to the Dining Room, Livingroom and Upper Level.

### DINING ROOM: (15'6" x 12')

Amplly proportioned front facing public room. Understair cupboard. Communicating door to rear passageway.



### REAR PASSAGEWAY:

With Upvc rear door leading to the side entrance.

### BATHROOM: (11' x 7')

With modern white bathroom suite. Tiled floor. Ceramic tiling to dado height. Separate shower cubicle with glazed door. Wall mounted medicine cabinets.



**REAR LOUNGE:** (15' x 13')

Comfortable relaxing public room with faux fire place/brick hearth currently housing electric fire. Wall cupboard. Shelved alcove. Open plan with Kitchen. Communicating door to Livingroom.

**BEDROOM 1 or OFFICE:** (16'x 15'6")

Exceptionally spacious room with views to front and rear. Formerly used as an office but currently used as a bedroom.

**KITCHEN:** (14'10" x 13')

With a good range of modern units both base and wall mounted with beech effect doors and dark grey worktops. Sunken spotlights. Stainless steel one and a half bowl sink with drainer. Electric oven and hob. Dishwasher. Washing machine.

**LIVINGROOM:** (15' x 12')

Further spacious public room with a view to the front of the property. Fyfestone fireplace with electric fire. Shelved alcove.



**UPSTAIRS REAR LEVEL**

**BEDROOM 2:** (13'6" x 10'2")

With part coombed ceiling. View to side of the property.



**BEDROOM 3:** (9'9" x 9'6" at maximum)

Ideal child's bedroom. Part coombed.



**W.C.:** (6'4" x 5')

Useful additional w.c. With separate shower cubicle. Fitted wall mirror.



**UPSTAIRS FRONT LEVEL**

**BEDROOM 4:** (14'9" x 9')

With coombed ceiling. View to Luce Bay.



**W.C.:** (6'4" x 3'10")

With velux window. Coombed ceiling.

**BEDROOM 5:** (15' x 12')

Further spacious double bedroom with view towards Luce Bay. Coombed ceiling.



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**OUTSIDE**

**DOUBLE GARAGE:**

With up-and-over door.

**SUMMERHOUSE:** (16' x 11')

Breeze block outbuilding currently used as a gym/store with electric power and light. Double glazed patio doors. Could be used as office or studio.

**REAR GARDEN:**

Tiered garden areas incorporating slabbed paths and steps with patio areas. Mature shrubs and trees. Greenhouse. Pond.

**FRONT GARDEN:**

Secluded front garden enclosed by hedging. Laid out largely in lawn.

**SERVICES:**

Mains electricity, water and drainage. Oil Fired central heating.

**COUNCIL TAX:**

Band "E".

**ENTRY:**

By negotiation.

**VIEWING:**

Strictly by appointment only through Rankin & Aitken.

**PRICE:**

Offers around £190,000 are invited.

**OFFERS**

All Offers for the above property should be made in writing to:

**RANKIN & AITKEN,  
4/6 SOUTH STRAND STREET,  
STRANRAER, DG9 7JW.**

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The aforementioned particulars have been prepared for the general assistance of enquirers. While every care has been taken to ensure accuracy, no warranties are given. Interested parties should satisfy themselves on all essentials, and will be held to have done so. Where measurements are given, these are approximate only.