

**FOR SALE**

**'LADYBANK'  
OLD PORT WILLIAM ROAD,  
GLENLUCE, DG8 0QP**



An opportunity arises to acquire a semi-detached bungalow located on the outskirts of the village of Glenluce. This well-maintained bungalow benefits from an oak kitchen, modern shower room, period internal woodwork, uPVC double glazing and oil-fired central heating. It is set amidst its own area of easily maintained garden ground with ample off-road parking.

**PORCH, HALLWAY, LOUNGE, SITTING ROOM,  
KITCHEN, SHOWER ROOM, 2 BEDROOMS,  
GARAGE, GARDEN**

**PRICE: Offers over £110,000 are invited**



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& Mortgage Advice

**Charlotte Street  
Stranraer  
DG9 7ED**

**Tel: 01776 706147  
Fax: 01776 706890**

[www.swpc.co.uk](http://www.swpc.co.uk)



## DESCRIPTION:

Located on the outskirts of the popular village of Glenluce, this is a semi-detached bungalow which provides most comfortable accommodation over one level. Of traditional construction under a slate roof, the property benefits from an oak kitchen, modern shower room, period internal woodwork, uPVC double glazing and oil-fired central heating.

The property is set amidst its own area of easily maintained garden ground, with ample off road parking. Local amenities within the village include general store, Primary School, church and general practice healthcare. All major amenities including supermarkets, hospital, indoor leisure pool complex and secondary school are to be found in and around the town of Stranraer some 10 miles distant.

## PORCH:

The property is accessed by way of an uPVC storm door. Glazed interior door to the hallway.

## HALLWAY:

The hallway provides access to almost all of the accommodation and the floored attic. CH radiator. point.



## LOUNGE:

A main lounge with bay window to the front. There is an original fire surround with a tiled insert and hearth, display recess with glazed doors and cupboard below, CH radiator and TV point.



## [Further lounge image](#)



## SITTING ROOM:

A further reception room to the rear with tiled fire surround and hearth housing an open fire. Built-in cupboard and CH radiator.



## KITCHEN:

The kitchen has been fitted with a range of oak floor and wall mounted units with granite style worktops incorporating a stainless-steel sink. There is an electric cooker, extractor hood, automatic washing machine and under-counter freezer.



### Further kitchen image



### BEDROOM 2:

A bedroom to the rear with built-in cupboard and CH radiator.



### SHOWER ROOM:

The bathroom has been fitted with a WHB, WC and corner shower cubicle with a mains shower. Vinyl wall panelling and CH radiator.



### GARAGE:

A detached garage to the rear with up & over door to the front, power and light.

### GARDEN:

The property is set amidst its own area of easily maintained garden ground. The front has been laid out to quartz gravel with mature shrubs and bushes. There is driveway to the side leading to the garage. The rear garden has been laid out to paving with a gravel drying area and shrub border. Log store, coal store, greenhouse and wooden garden shed.



### BEDROOM 1:

A bedroom to the front with built-in cupboard and CH radiator.



## [View to front](#)



## [View to rear](#)



ENTRY: Negotiable

VIEWING: By appt with *S.W.P.C*

DETAILS PREPARED: 09/04/2024

COUNCIL TAX: Band 'C'

### GENERAL:

All fitted flooring, cooker, automatic washing machine, greenhouse and garden shed are included in the sale price.

### SERVICES:

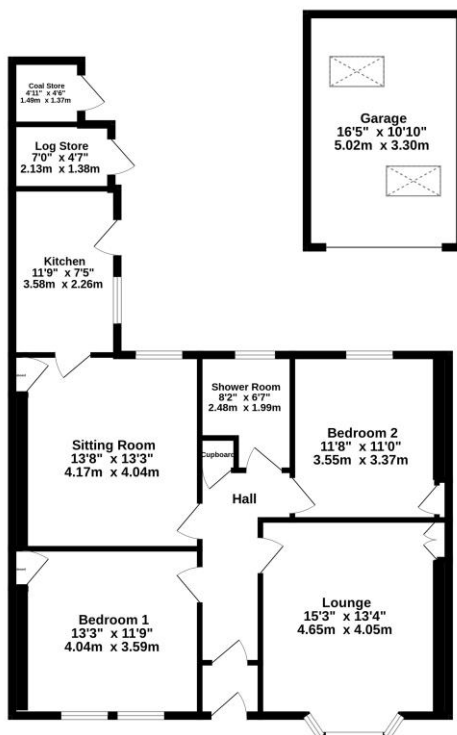
Mains electricity, water and drainage. Oil tank.  
EPC = E

### OFFERS:

All offers for the above property should be made in writing to  
South West Property Centre Ltd, Charlotte Street,  
Stranraer, DG9 7ED.  
Tel: (01776) 706147 Fax: (01776) 706890

[www.swpc.co.uk](http://www.swpc.co.uk)

Ground Floor  
1080 sq.ft. (100.3 sq.m.) approx.



TOTAL FLOOR AREA - 1080 sq.ft. (100.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not, therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale.