

FOR SALE

**No3 FINEVIEW HOLDINGS
GLENLUCE, DG8 0AA**



Set within approximately 3.5 acres of land on an elevated site only a mile outside the village of Glenluce, this is a detached farmhouse from which there are views over open ground to the waters of Luce Bay beyond. The property provides comfortable family accommodation over two floors. A programme of modernisation has been started within the property and will require to be finished by the new owner. Almost full modern D/G. Full oil-fired CH.

**PORCH, HALLWAY, LOUNGE, 'DINING' KITCHEN,
REAR PORCH, SHOWER ROOM, 3 BEDROOMS,
GARDEN, LARGE WORKSHOP, SET WITHIN
APPROX 3.5 ACRES**

PRICE: Offers around £225,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
Letting Service

Proven Sales record

Introducers for
Independent Financial
& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Occupying an elevated position a mile outside the Wigtownshire village of Glenluce and having a pleasant outlook over open ground to the the waters of Luce Bay beyond, this is a detached farmhouse well suited to family living. The property is set within approximately 3.5 acres of ground and is ideally suited to those in search of a lifestyle choice smallholding.

The property is of traditional construction under a slate roof and provides comfortable family accommodation over two floors.

A programme of modernisation has been started by the current owner to include some new internal insulation, some new internal plasterwork, some new internal woodwork, some new wiring and new shower room, the remainder of the work will require to be carried out by the new owner.

The outlook to the front is over an adjoining field to the waters of Luce Bay beyond.

The village of Glenluce provides local amenities including primary school, church, general store and general practice healthcare while all other major amenities are to be found in the ferry port town of Stranraer some 10 miles to the west.

Other attractions in and around the area include the delightful sandy beaches of Luce Bay, first class golfing facilities and a range of outdoor activities.

Lounge images



'DINING' KITCHEN: (5.1m – 4.5m)

The most spacious dining kitchen has been fitted with a range of floor and wall mounted units in cream with wood style worktops incorporating a one and a half bowl asterite sink with mixer. There is a solid fuel Rayburn cooker, four-ring gas hob, cooker extractor hood and built in double oven. Plumbing for an automatic washing machine. The Worcester Heatslave 20/25 oil fired central heating boiler is to be found in the kitchen.

ENTRANCE PORCH: (1.5m – 1.1m)

The property is accessed by way of a uPVC storm door. There are windows to each side and interior door to the hallway.

HALLWAY:

The hallway provides access to almost all of the downstairs accommodation and to the stairs.

LOUNGE: (4.3m – 4.7m at the widest)

This is a spacious main lounge to the front. There is a wood-burning stove, vertical CH radiator and TV point.



[Further kitchen image](#)



SHOWER ROOM: (2.8m – 1.9m)

The shower is fitted with a WHB, WC and large low threshold shower cubicle with a mains shower. Recessed lighting and CH radiator.



BEDROOM 1: (4.3m – 3.2m)

A ground floor bedroom to the front with vertical CH radiator, TV point and telephone point. Access to the shower room.



LANDING:

The landing provides access to the bedroom accommodation. There are built in storage cupboards and skylight to the rear.



BEDROOM 2: (3.6m – 3.2m)

A bedroom to the front with CH radiator.



BEDROOM 3: (3.2m – 3.2m)

A further bedroom to the front with a cast-iron fire surround and vertical CH radiator.



Further bedroom 3 images



WORKSHOP: (13.5m – 8.6m)

This is a large workshop to the rear with double sliding doors to the front.



LAND:

The property is set amidst a generous area of ground extending to approximately 3.5 acres. The bulk of the land is a field to the front of the property.



ENTRY: Negotiable

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

DETAILS PREPARED: 27/06/2024

COUNCIL TAX: Band 'E'

GENERAL:

All blinds, Rayburn, integrated kitchen appliances and chicken coop are included in the sale price.

SERVICES:

Mains electricity and metered water supply. Drainage is to a septic tank located on the property. EPC = F

OFFERS:

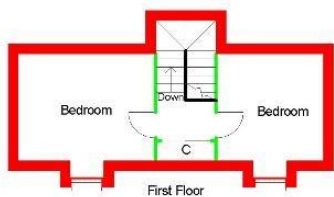
All offers for the above property should be made in writing to

South West Property Centre Ltd, Charlotte Street,
Stranraer, DG9 7ED.

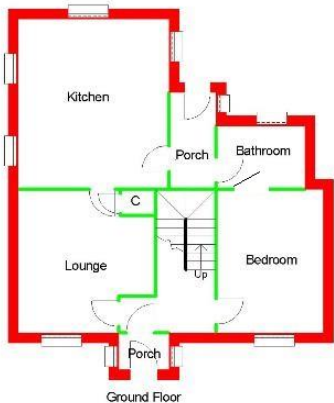
Telephone (01776) 706147 Fax: (01776) 706890

www.swpc.co.uk

No.3 Fineview Farm



First Floor



Ground Floor

Sketch plan for illustrative purposes only

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.