



27 Motehill, Glenluce
Newton Stewart, DG8 0QE



Semi detached villa sat on an elevated plot with stunning views over Luce Bay & beyond.

Offers Over: £90,000 are invited

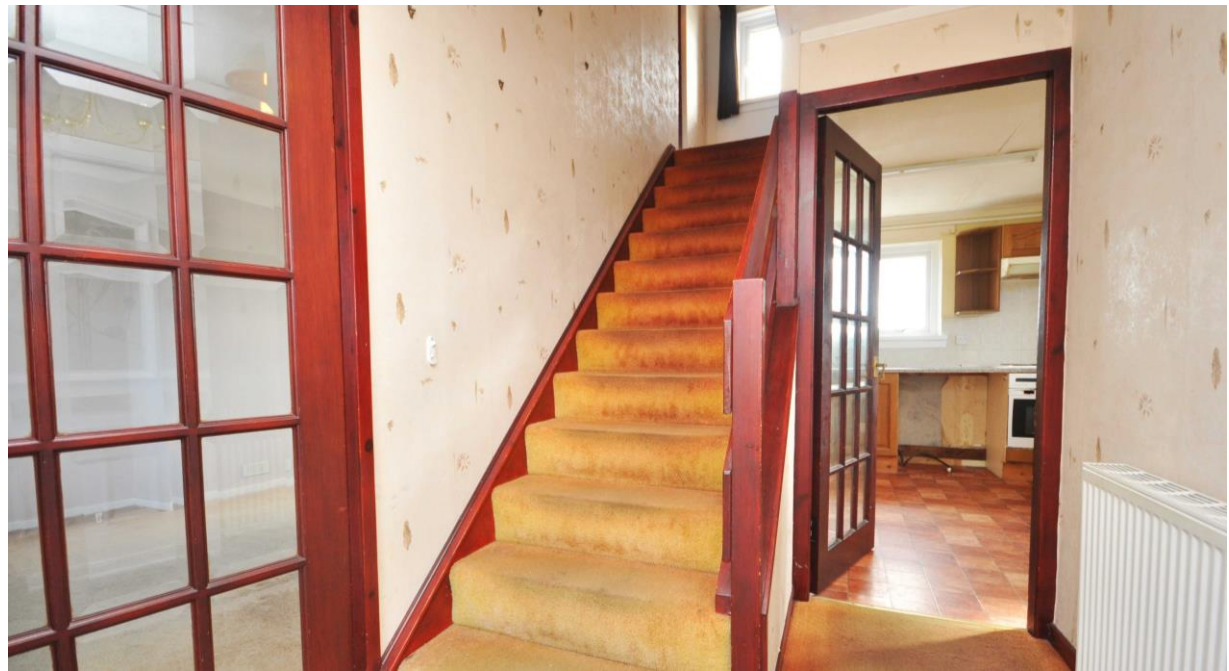
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Key Features:

- . Views over Luce Bay & beyond
- . Ideal first-time purchase
- . Oil fired central heating
- . Generous sized plot
- . Three double bedrooms
- . Off road parking
- . Fully double-glazed
- . Detached garage





Property description

A semi-detached villa situated within a residential development in the popular village of Glenluce. From the rear of the property there are splendid views over garden ground to farmland beyond as well as clear views over the shores of Luce Bay. The property benefits from a spacious dining kitchen, delightful bathroom, oil fired central heating, and uPVC double glazing. Set within its own well-maintained garden ground, with the added benefit of off-road parking.

Occupying an elevated position on a generous sized plot within the Wigtownshire village of Glenluce, this is a very well-presented semi-detached villa which provides most comfortable and well-maintained family accommodation over two levels. There is some scope for modernisation within. The property which is of traditional construction under a re-tiled sits on a generous plot allowing for ample off-road parking as well as a detached garage

The village itself provides local amenities including primary school, general store, church, public house, and general practice healthcare, while all major amenities including supermarkets, hospital, indoor leisure pool complex and secondary school are all located within the town of Stranraer some 10 miles to the west.

In and around the village there are numerous outdoor activities including walks, beaches and an excellent 18-hole golf course. This is a very well-maintained home and viewing is to be recommended.



Accommodation

Hallway

Front entrance via UPVC door into hallway, providing access to full ground level accommodation as well as stairs providing access to upper-level accommodation with central heating radiator.

Lounge

Spacious lounge with large double glaze window providing front outlook as well as double glazed window providing rear outlook with two central heating radiators, BT phone socket and TV point .

Kitchen

Spacious dining kitchen towards the rear of the property with floor and wall mounted units, two double glazed windows, central heating radiator, built in storage, integrated electric oven and hob with built in extractor, stainless steel sink with mixer tap also.

Landing

Providing access to upper-level accommodation with double glazed window for natural light and rear outlook as well as built-in storage.

Bedroom 1

Double bedroom towards front of property with double glazed window providing front Outlook and central heating radiator.

Bedroom 2

Double bedroom towards front of property with large double-glazed window providing front outlook, central heating radiator and built-in storage.

Bedroom 3

Double bedroom towards rear of property with large double-glazed window providing rear outlook central heating radiator and BT phone socket.

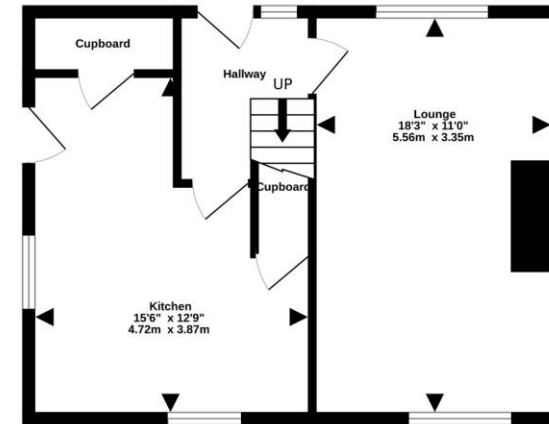
Bathroom

Bathroom towards rear of property with double glazed window, separate bath, toilet and wash hand basin, wooden panelling, central heating radiator and built-in extractor fan.

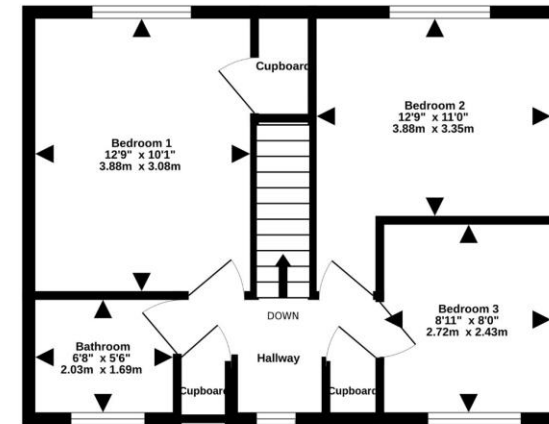
Garden

Sat on generous plot comprising of concrete driveway for off-road parking, large double (detached) garage as well as concrete base potential for shade and lawn area.

Ground Floor
424 sq.ft. (39.3 sq.m.) approx.



1st Floor
439 sq.ft. (40.8 sq.m.) approx.





NOTES

It is understood that, on achieving a satisfactory price, the vendors will include integrated kitchen appliances, fitted floor coverings and blinds throughout.

COUNCIL TAX

Band B

EPC RATING

D(68)

SERVICES

Mains electricity, drainage & water. Oil fired central heating.

VIEWING ARRANGEMENTS

Through the selling agents, South West Property Centre Limited at their Stranraer office. 01776 706147

OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

