



1 North Street, Glenluce  
Newton Stewart, DG8 0QQ





Ground floor apartment  
within walking distance to  
all local amenities .

Offers Over: £45,000 are invited



1 North Street, Glenluce, Newton Stewart, DG8 0QQ



Key Features:

- . Ideal first-time purchase
- . Electric central heating
- . Ground floor apartment
- . Spacious double bedroom
- . Close to all local amenities
- . Fully double-glazed
- . Bright and well-proportioned accommodation







## Property description

A ground floor apartment situated within walking distance to all local amenities within the popular village of Glenluce. From the front of the property there are splendid views over garden ground to farmland beyond as well as clear views over the village itself. The property benefits from a spacious lounge, delightful bathroom, electric central heating, and uPVC double glazing. Set within its own well-maintained, shared garden ground, this would make an ideal first-time purchase or buy to let investment.

Occupying an elevated position on a generous sized plot within the Wigtownshire village of Glenluce, this is a very well-presented ground floor apartment which provides most comfortable and well-maintained family accommodation on one level. The property benefits from bright and modern décor throughout therefor making it walk in condition. The property which is of traditional construction under roof .

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

Shared entrance via UPVC door into hallway, providing access into apartment. UPVC door providing access to full living accommodation with built in storage and central heating radiator.

### Lounge

Spacious lounge with large double glaze window providing front outlook over village and beyond with central heating radiator, BT phone socket and TV point .

### Kitchen

Modern kitchen towards the front of the property with floor and wall mounted units, double glazed window, central heating radiator, built in storage, stand alone electric oven and hob with built in extractor, stainless steel sink also. Plumbing for washing machine.

### Bedroom

Double bedroom towards rear of property with double glazed window providing rear outlook with built in storage and central heating radiator.

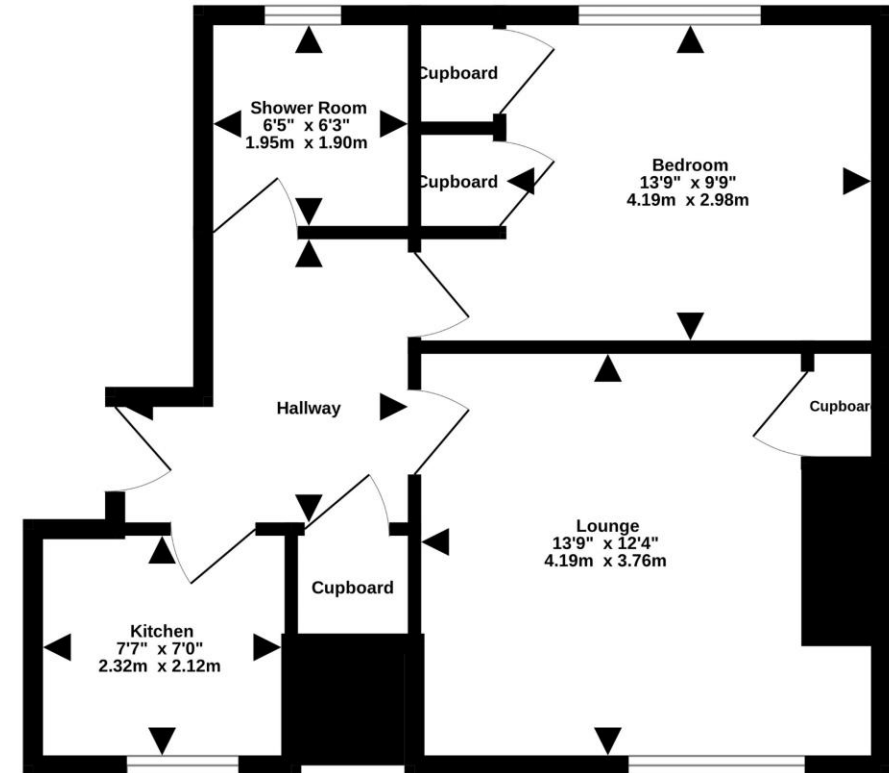
### Bathroom

Bathroom towards rear of property with double glazed window, walk in shower, toilet and wash hand basin, splash board panelling, central heating radiator and built-in extractor fan.

### Garden

Shared garden grounds to the rear comprising of concrete pathway and well-maintained lawn area allowing space for washing line.

Ground Floor  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 463 sq.ft. (43.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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### 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 A

### EPC RATING

F

### SERVICES

Mains electricity, drainage & water. Electric 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.

