



91 Main Street, Glenluce

Newton Stewart, DG8 0PT

PRICE: Offers Over £100,000 are invited.

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Glenluce, Newton Stewart, DG8 0PT

Local amenities within the village include general store, general practice healthcare, primary school, church, public house, and restaurant while all major amenities including supermarkets, hospital, indoor leisure pool complex and secondary school are all to be found in the town of Stranraer some 10 miles to the west. There is also access to some delightful countryside, forest walks and superb sandy beaches from nearby. Wigtownshire County Golf club is only a short drive away.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- An immaculately presented villa
- In excellent condition throughout
- Splendid contemporary kitchen
- Well-appointed shower room
- Tasteful decor throughout
- Oil central heating and uPVC double glazing
- Easily maintained garden ground
- Off-road parking



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Presenting an immaculately presented two-bedroom terraced villa, this exceptional home is offered in excellent condition throughout and is sure to appeal to discerning buyers seeking a blend of comfort and style. The inviting entrance opens into a spacious lounge, enhanced by tasteful decor and an abundance of natural light, creating a welcoming atmosphere ideal for both relaxation and entertaining. The splendid contemporary kitchen is thoughtfully designed with sleek cabinetry, quality integrated appliances, and ample workspace, making it a true focal point for culinary enthusiasts. Upstairs, two generously sized bedrooms provide restful retreats, each finished to a high standard, while the well-appointed ground floor shower room features modern fittings. Additional benefits include oil central heating and uPVC double glazing, ensuring year-round comfort and energy efficiency. Every detail of this home has been carefully considered, resulting in a property that is both practical and beautifully presented.

Nestled amidst its own easily maintained garden ground, this villa boasts outdoor spaces designed for both beauty and convenience. The front garden is attractively laid out with decorative gravel and mature shrubs, creating a welcoming first impression and requiring minimal upkeep. To the rear, the terraced garden has been thoughtfully landscaped with a lawn, providing a tranquil setting for outdoor dining, children's play, or gardening pursuits. At the top of the rear garden, the property benefits from off-road parking, offering added practicality for modern living. This delightful villa seamlessly blends stylish interiors with appealing outdoor areas, presenting an outstanding opportunity to acquire a move-in ready home in a desirable location.



Hallway

The property is accessed by way of a uPVC storm door. Access to all of the ground floor accommodation and the staircase to the first floor. CH radiator.

Lounge/Diner

A main lounge to the front with a CH radiator and TV point. There is a dining area to the rear with a further CH radiator.

Kitchen

The kitchen is fitted with a full range of floor and wall-mounted units in grey with woodgrain-style worktops incorporating a ceramic sink with a mixer tap. There is a ceramic hob, extractor hood, built-in oven, and plumbing for an automatic washing machine. Recessed ceiling lighting and under-unit task lighting.

Shower Room

The well-appointed shower room is fitted with a WHB, WC, and a vinyl-panelled shower cubicle. CH radiator.

Bedroom

A double bedroom with a CH radiator and a TV point.

Bedroom

A bedroom with a CH radiator and a TV point.

Garden

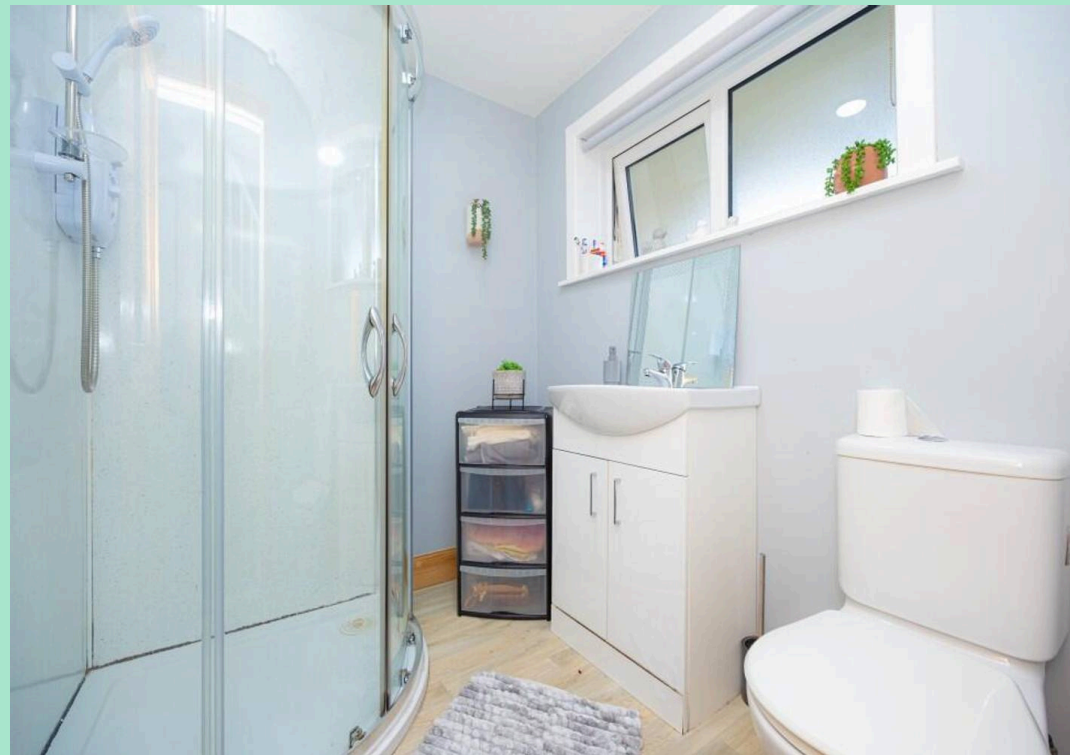
The property is set amidst its own easily maintained garden ground. The front has been laid out to gravel and mature shrubs for ease of maintenance. The terraced rear garden has been laid out to lawn. There is the added benefit of off-road parking at the top of the garden.

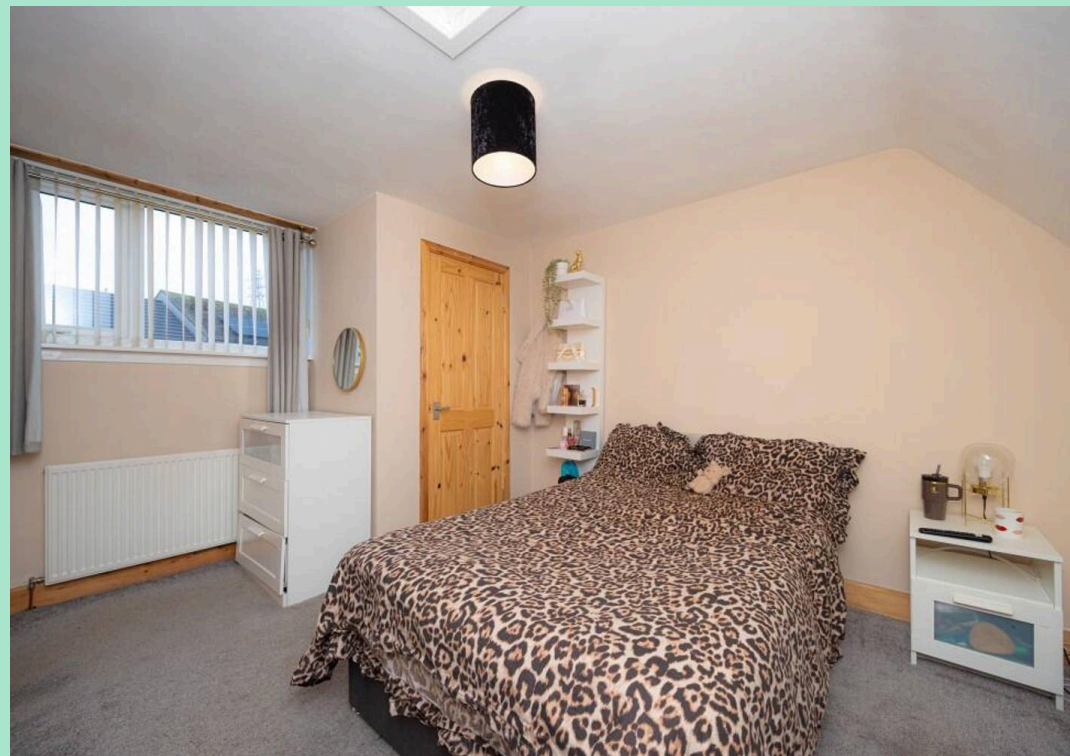
OFF STREET

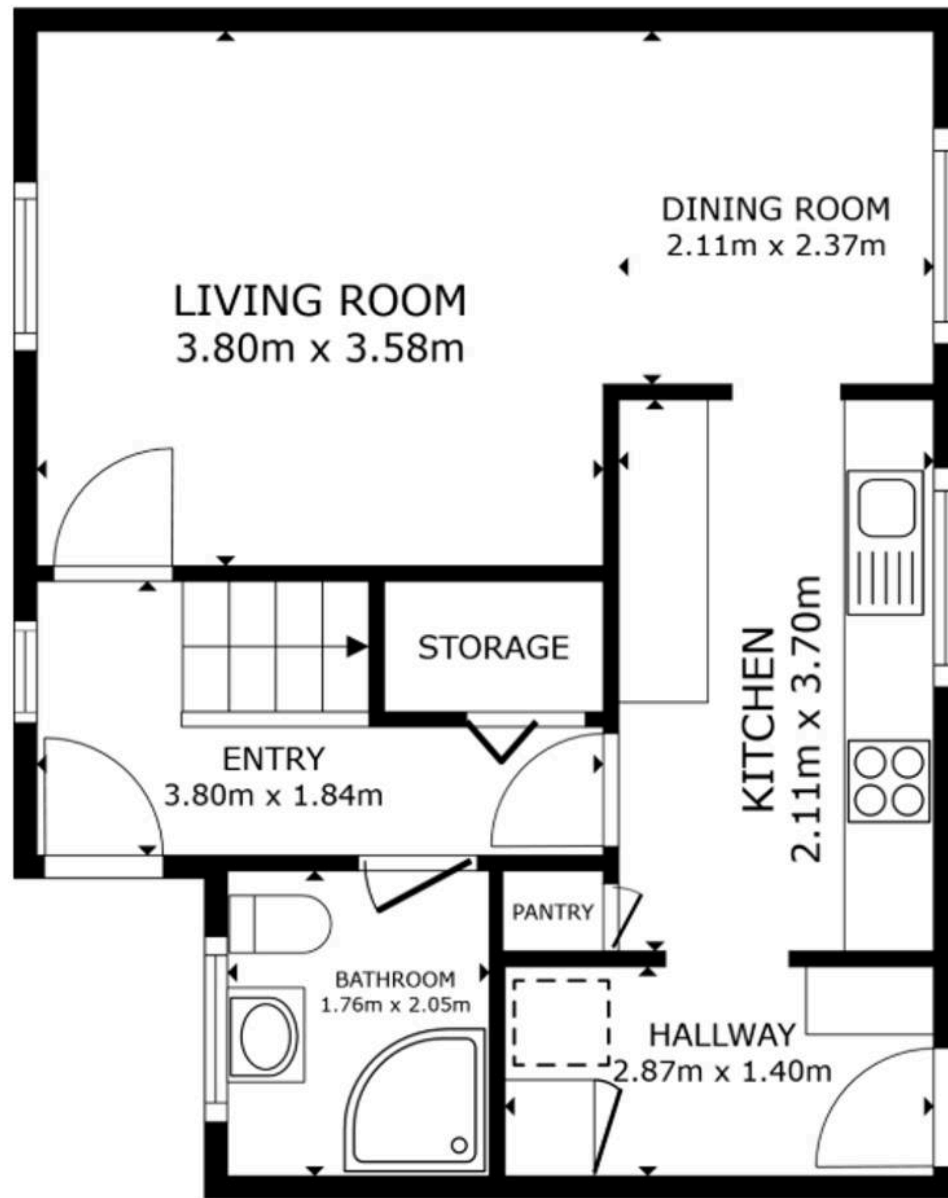
1 Parking Space

There is off-road parking at the top of the rear garden.

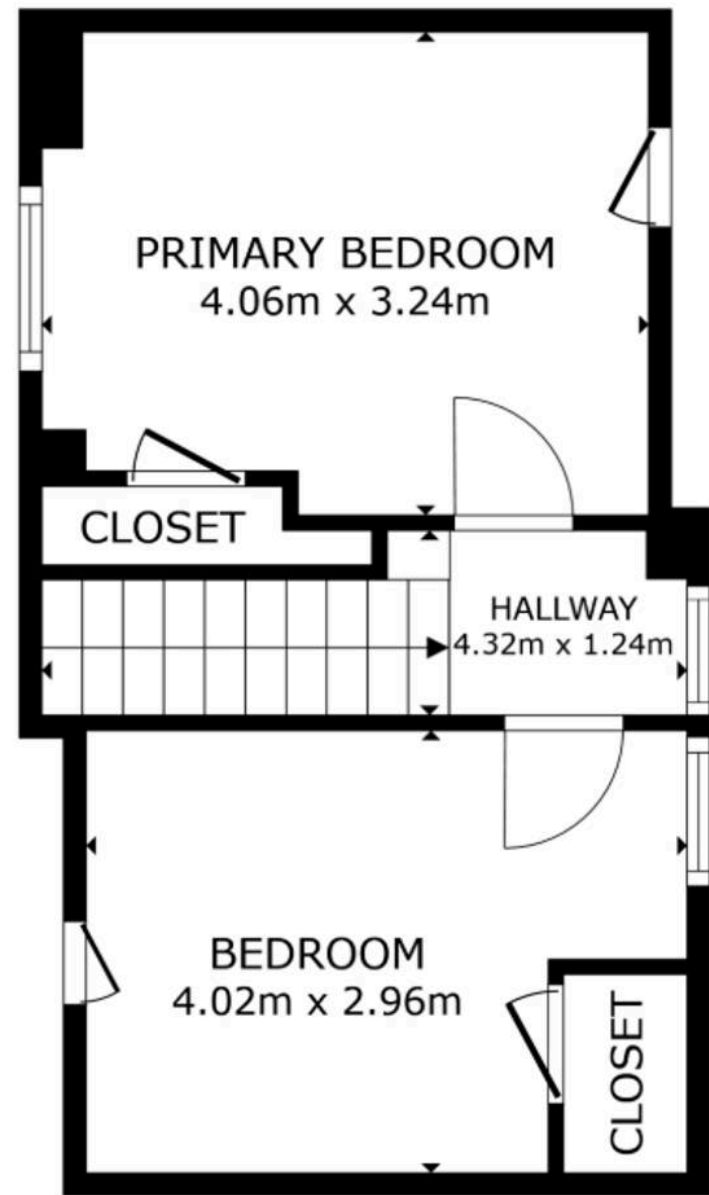








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 43.3 m² FLOOR 2 31.3 m²
 TOTAL : 74.6 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.





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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.