

FOR SALE

**'SCHOOLHOUSE'
GLENLUCE, DG8 0JE**



An opportunity arises to acquire a detached bungalow located on the outskirts of the village of Glenluce. From the rear of the property there are pleasant views over garden ground to farmland beyond. The property benefits from well-proportioned family accommodation, oak kitchen, spacious shower room, double glazing and gas fired central heating. Set amidst its own mature garden ground with the added benefit of multi vehicle off-road parking.

**PORCH, HALLWAY, LOUNGE, DINING ROOM,
KITCHEN, UTILITY ROOM, SHOWER ROOM,
3 BEDROOMS, GARAGE, GARDEN**

PRICE: Offers over £160,000 are invited



Property Agents

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& Mortgage Advice

**Charlotte Street
Stranraer
DG9 7ED**

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

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. Local amenities within the village of Glenluce include post office, hotel, general stores, church, primary school, and general practice healthcare. All major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are located within Stranraer to which there is a local transport service. There is also an excellent 18-hole golf course closeby.

The local area has always been known for its array of outdoor activities including walking, fishing, and excellent golfing facilities. There are superb sandy beaches a short drive 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.



LOUNGE:

A double aspect lounge to the front with a stone fire surround hearth housing a living lame gas fire. CH radiator and TV point.



DINING ROOM:

A further reception room to the rear with sliding patio doors leading to the rear garden. CH radiator.



Further kitchen image



UTILITY ROOM:

A useful utility room located off the kitchen. Pine wall panelling and plumbing for an automatic washing machine.

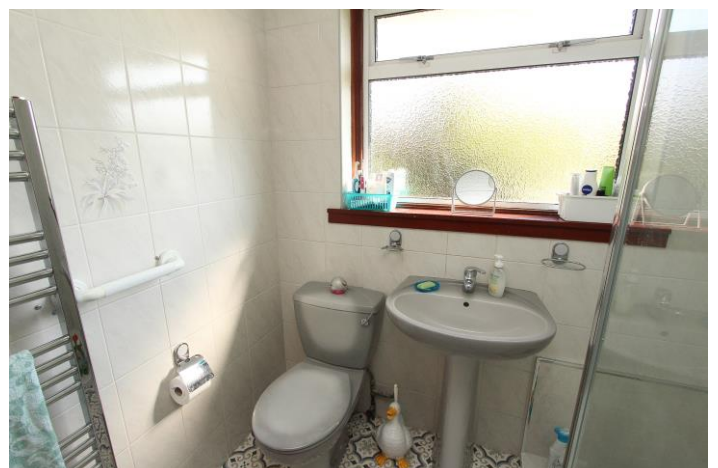
SHOWER ROOM:

The tiled shower room is fitted with a WHB, WC and large shower cubicle. Heated towel rail.



KITCHEN:

The kitchen has been fitted with a range of oak floor and wall mounted units with cream worktops incorporating a stainless-steel sink. Electric cooker. Built-in storage cupboards.



BEDROOM 1:

A bedroom to the rear with a range of built-in bedroom furniture. CH radiator.



BEDROOM 3:

A further bedroom to the front with a range of built-in furniture.



GARAGE/WORKSHOP:

A detached garage/workshop to the side with new double doors to the front, service door, power and light.



BEDROOM 2:

A double aspect bedroom to the front with CH radiator.



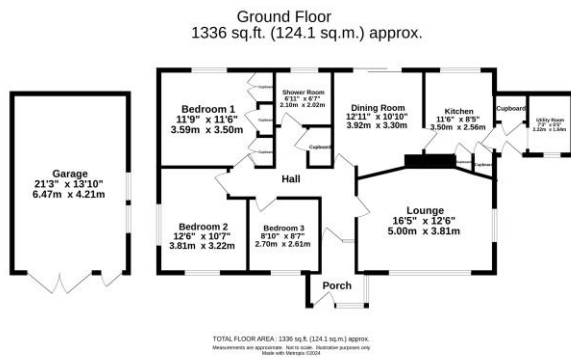
GARDEN:

The property is set amidst its own area of mature garden grounds. The front has mainly been laid out to lawn with mature shrub borders. There is a sweeping imprinted concrete driveway providing ample off-road parking for multiple vehicles. The rear and side garden is comprised of further lawns, shrub borders and vegetable plots.

Garden images



View to rear



ENTRY: Negotiable

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

DETAILS PREPARED: 25/09/2024

COUNCIL TAX: Band 'E'

GENERAL:

All carpets and curtains are included in the sale price.

SERVICES:

Mains electricity, water and drainage. Gas tank.

EPC = E(41)

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

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.