

29 Sun Street, Glenluce

Newton Stewart

Offers Over £125,000 are invited.

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Glenluce, Newton Stewart

The village of Glenluce provides local amenities including a primary school, church, general store, P.O and general practice healthcare. While all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are to be found in the 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.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Semi detached property
- Three bedrooms
- Walk in condition
- Spacious dining kitchen
- Oil fired central heating
- Fully double glazed
- Ideal first time purchase
- Well maintained garden grounds

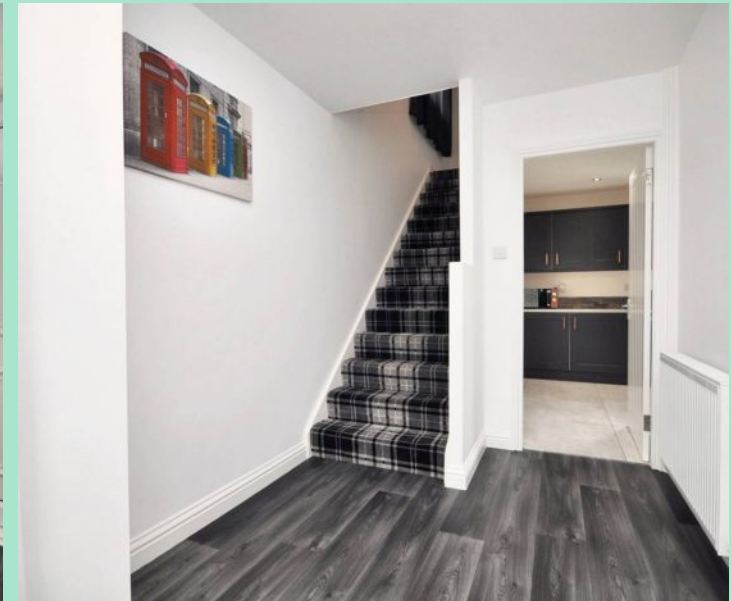


29 Sun Street

Glenluce, Newton Stewart

Positioned in a tranquil residential area, this charming semi-detached house presents a prime opportunity for both homebuyers and investors alike. Boasting a comfortable abode with three bedrooms, this property offers a seamless blend of modern comfort and traditional appeal. The interior showcases a spacious dining kitchen, fully fitted with integrated modern appliances. Warmth and efficiency are guaranteed with oil fired central heating and full double glazing throughout, ensuring year-round comfort. With a pristine presentation and being in walk-in condition, this residence is perfect for those seeking their first home. An added bonus is the well-maintained garden grounds, providing a green oasis for outdoor relaxation or entertainment.

Stepping into the outdoor space, a large gravel area intermingles with raised wooden decking to create a harmonious outdoor living space, while a stone dyke boundary wall adds a touch of character and privacy. Storage needs are effortlessly met with a timber shed, complemented by timber fencing and an oil tank for central heating convenience. Meanwhile, the recently landscaped front garden grounds exude kerb appeal, featuring concrete paved steps and pathways that wind around to the rear garden grounds. A gravel border and maintained front lawn complete the picture, offering a charming introduction to this inviting property.



Hallway

Front entrance via UPVC storm door into spacious hallway with central heating radiator as well as access to fuse box and built in storage. Access to full living accommodation with stairs leading to upper level living space.

Lounge

16' 4" x 11' 5" (4.98m x 3.48m)

Bright and spacious lounge to front of property with large double glazed window providing front outlook as well as central heating radiator and TV point. Internal glazed double doors giving access to rear dining kitchen.

Dining Area

9' 11" x 8' 0" (3.03m x 2.45m)

To rear of property access off lounge, an open plan dining area with open plan access to modern kitchen providing spacious rear accommodation. Double glazed window to rear as well as central heating radiator.

Kitchen

11' 8" x 9' 11" (3.56m x 3.03m)

Open plan dining kitchen to rear of property fully fitted with both floor and wall mounted units. Modern fixtures and fittings to include, integrated electric fan oven and hob with fitted extractor, integrated dish washer as well as integrated fridge and freezer. Built in sink with copper style mixer tap, central heating radiator and double glazed window. Access to rear porch and under stairs storage as well as rear access to garden grounds.

Shower Room

8' 10" x 6' 4" (2.69m x 1.93m)

Bright and spacious shower room on the upper level comprising of walk in shower cubicle with splash panel boarding, wall mounted WHB with fitted cabinets and separate toilet as well as double glazed window.



Bedroom

12' 3" x 9' 8" (3.74m x 2.95m)

Bright and spacious double bedroom on the upper level to front of property with double glazed window providing front outlook as well as central heating radiator and generous built in storage.

Bedroom

13' 2" x 12' 3" (4.01m x 3.74m)

Bright and spacious master bedroom on the upper level to front of property with two double glazed window providing front outlook as well as central heating radiator and generous built in storage.

Bedroom

9' 10" x 9' 1" (3.00m x 2.77m)

Bright and spacious double bedroom on the upper level to rear of property with double glazed window providing rear outlook as well as central heating radiator and generous built in storage.

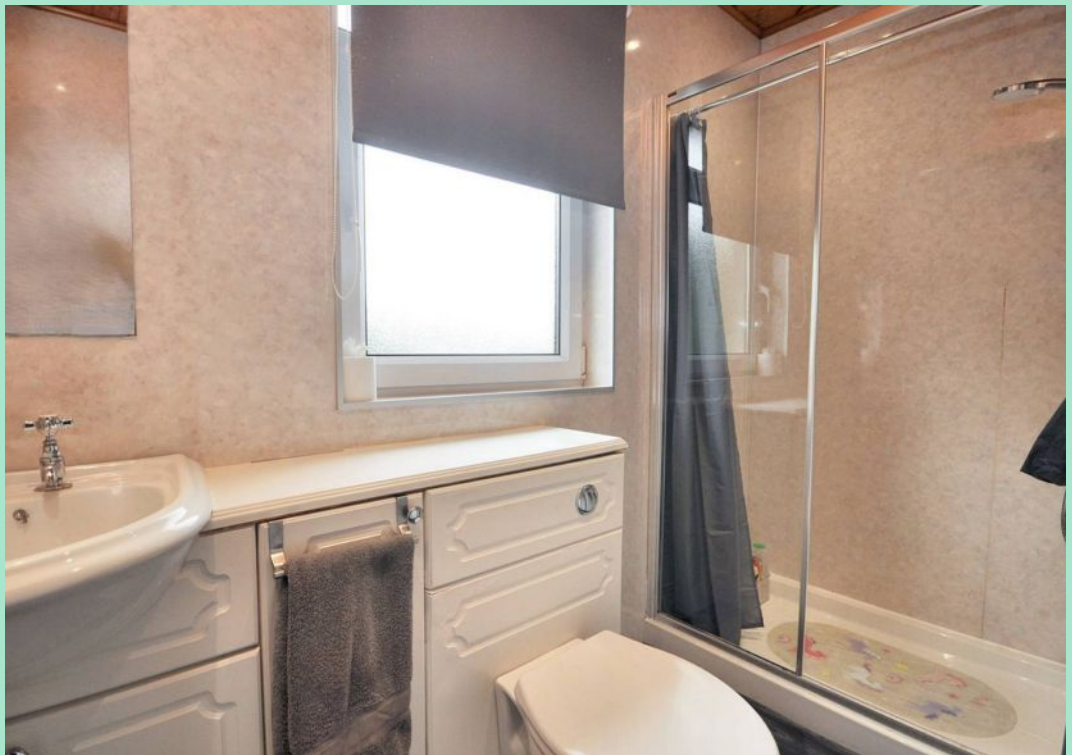
Rear Garden

Fully enclosed rear garden grounds comprising of large gravel area with raised wooden decking and stone dyke boundary wall. Timber shed as well as timber fencing as well as oil tank for central heating.

Front Garden

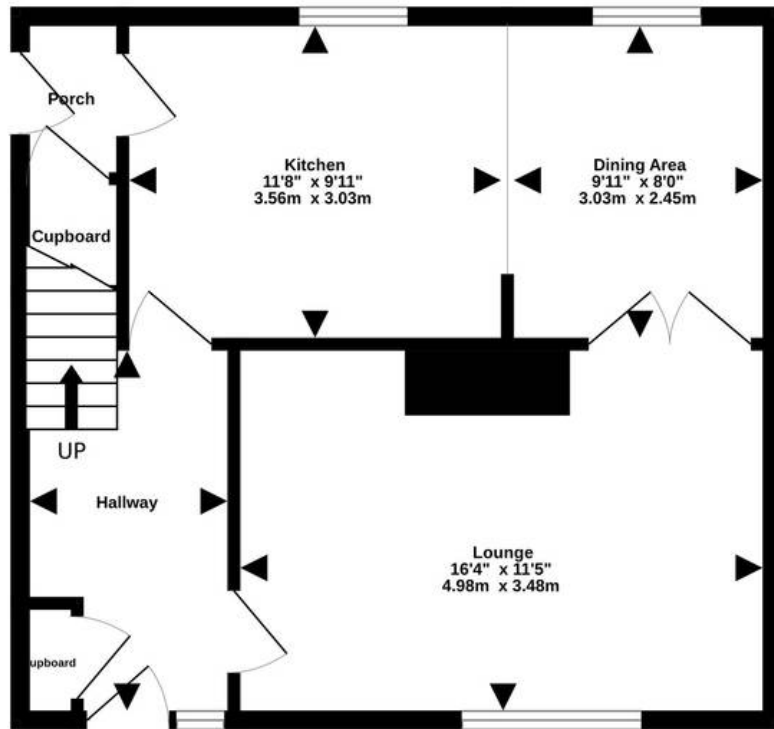
Recently landscaped front garden grounds with concrete paved steps and pathway leading round to rear garden ground as well as gravel border and well maintained front lawn.



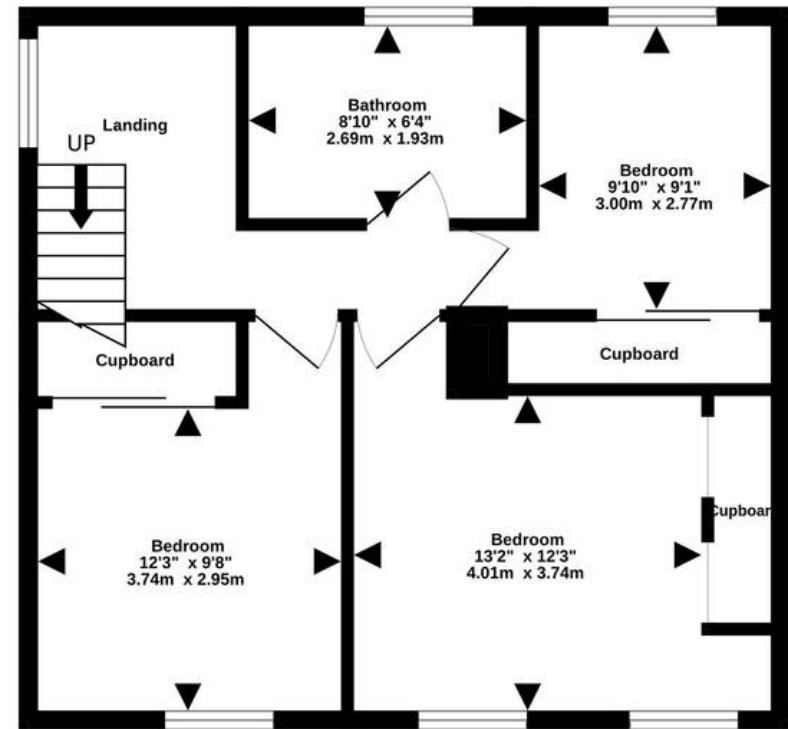




Ground Floor
478 sq.ft. (44.4 sq.m.) approx.



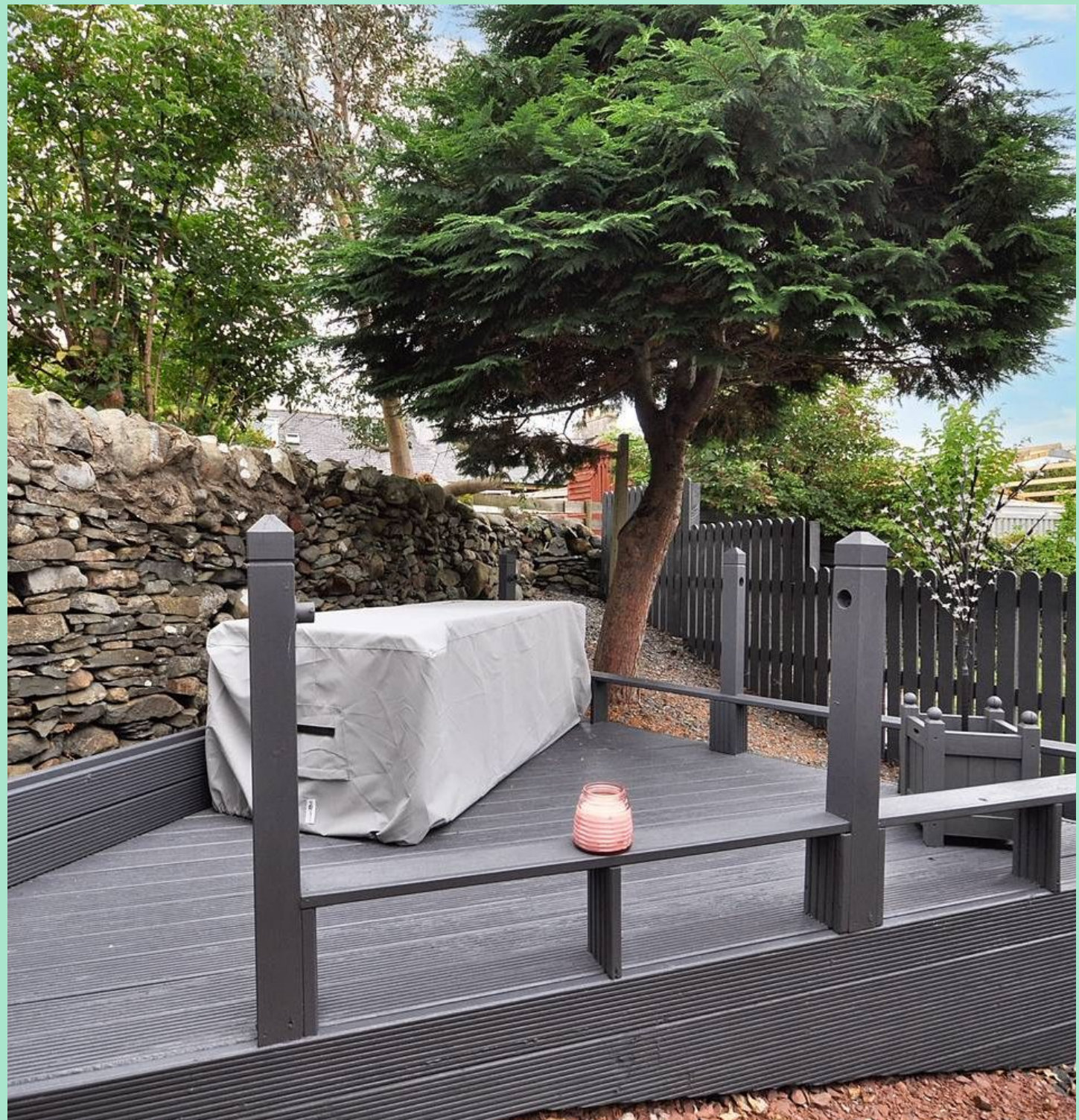
1st Floor
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.