



Glendale, Glenluce

Newton Stewart, DG8 0JR

Guide Price **£200,000**

Glendale

Glenluce, Newton Stewart

Local amenities are to be found in the village of Glenluce, approximately 6 miles distant, including a general store, sub post office, Primary School, public house, church and general practice healthcare. All major amenities including supermarkets, hospital, indoor leisure pool complex and secondary school are to be found in and around the port town of Stranraer some 16 miles distant. The surrounding area is one of natural beauty and encompasses extensive farmland, rugged coastline and a range of historical sites. Sporting facilities abound with fishing, walking and excellent golf courses within easy reach.

- A charming rural bungalow
- Well-proportioned accommodation over one level
- Pleasant outlook to the rear over open ground to Luce Bay beyond
- Delightful conservatory to the rear
- Splendid shaker design kitchen/diner
- Modern shower room
- Oil central heating and uPVC double glazing
- Mature country garden
- Detached garage, workshop, a potting shed and a static caravan
- Off-road parking



Nestled in a tranquil rural setting, this charming two-bedroom detached bungalow offers well-proportioned, single-level accommodation ideal for those seeking peace and comfort. The home boasts a splendid shaker design kitchen and dining area, perfect for both every-day living and entertaining guests. The inviting lounge enjoys a pleasant outlook over garden ground and features a wood-burning stove. The dining room leads to a delightful conservatory where you can relax and enjoy views over the garden ground towards the shimmering waters of Luce Bay beyond. The property features a modern shower room, oil-fired central heating, and uPVC double glazing throughout. Both bedrooms are generously sized, providing ample space for restful retreats. Additional practicalities include a detached brick-built garage with an electric roller door, a separate workshop, a potting shed, and a static caravan, offering a wealth of options for hobbies, storage, or guest accommodation. Off-road parking is available, making this an ideal choice for those with multiple vehicles or visiting family and friends.



Glendale is beautifully set amidst its own mature country garden grounds, providing a picturesque and private outdoor haven. The enclosed garden to the rear is thoughtfully landscaped, featuring a lush lawn, an elegant Indian Sandstone patio for al fresco dining, and a dedicated vegetable and fruit garden for the green-fingered enthusiast. Mature shrub borders and specimen trees enhance the sense of seclusion and natural beauty, while the open aspect affords captivating views across the countryside to Luce Bay.



Porch

The property is accessed by way of a uPVC storm door. There is a glazed interior door to the hallway, quarry-tiled flooring, and a CH radiator.

Hallway

The hallway provides access to almost all of the accommodation. There are 4 built-in storage cupboards and a CH radiator.

Lounge

A spacious main lounge with an outlook over garden ground and featuring a stone fire surround housing a wood-burning stove. Wall lights, a CH radiator and a TV point.

Dining Room

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

Conservatory

From the conservatory, there are pleasant views over the garden ground. Sliding patio doors lead to the Indian Sandstone patio.

'Dining' Kitchen

The kitchen has been fitted with a full range of shaker design floor and wall-mounted units with granite-style worktops incorporating a stainless steel sink. There is a ceramic hob, extractor hood, built-in oven, an integrated dishwasher and a breakfast bar. CH radiator and a TV point.

Utility Porch

A most useful utility porch to the rear with plumbing for an automatic washing machine.

Shower Room

The shower room is fitted with a WHB, WC and a large vinyl panelled shower cubicle with a mains shower. CH radiator.





Bedroom 1

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

Bedroom 2

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

Garden

Glendale is set amidst its own country garden ground located to the rear and from which there is a view over open ground to the waters of Luce Bay beyond. The enclosed garden ground comprises an area of lawn, an Indian Sandstone patio, vegetable/fruit garden, some specimen trees and mature shrub borders. There is a brick-built workshop, a brick - built potting shed with a water supply and a stainless steel sink and a static caravan.

Garage

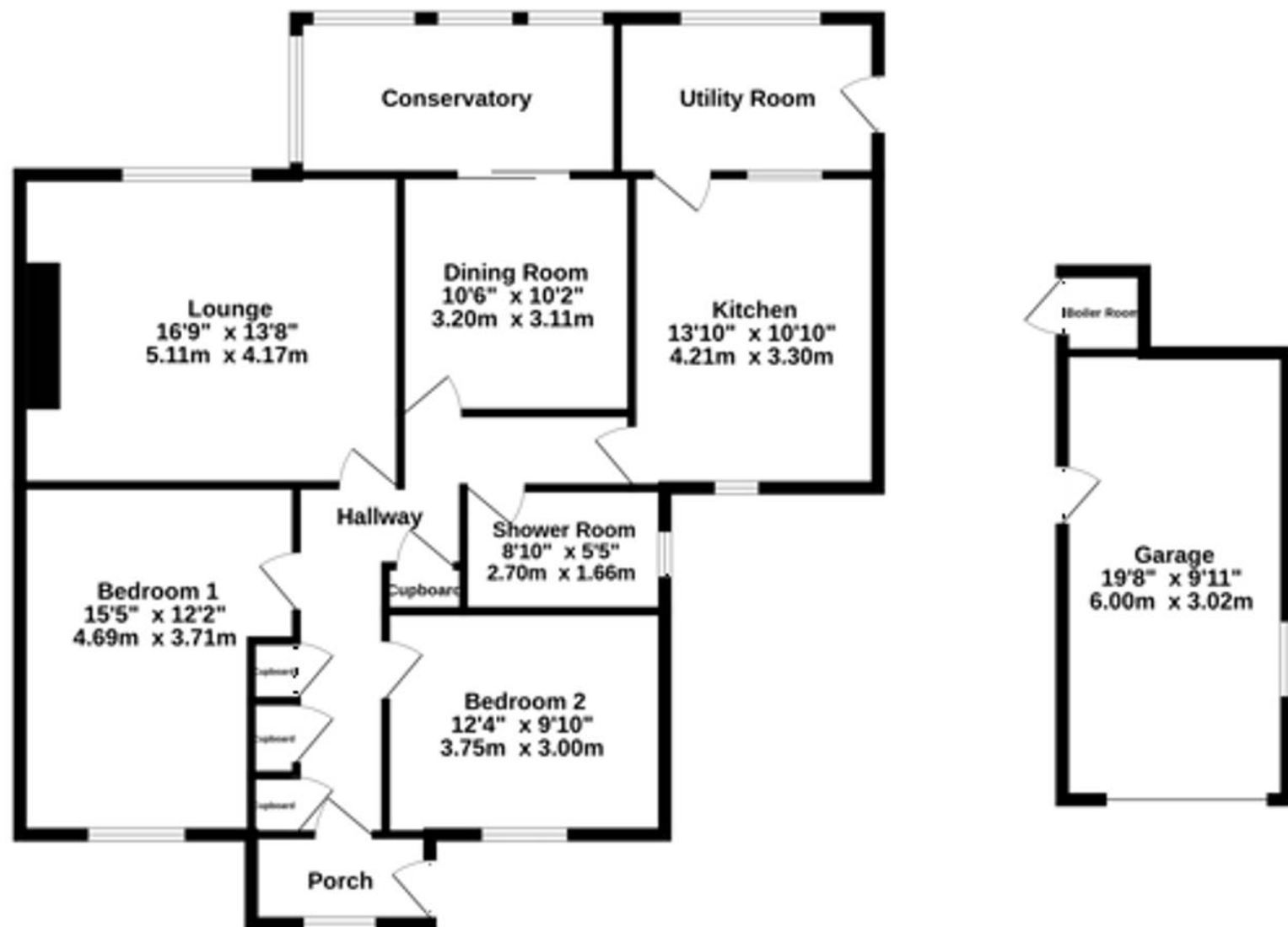
Single Garage

A detached brick-built garage with an electric roller door to the front, side service door, power and light. There is a boiler house to the rear of the garage housing the oil central heating boiler.





Ground Floor
1361 sq.ft. (126.5 sq.m.) approx.



TOTAL FLOOR AREA : 1361 sq.ft. (126.5 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 fitted floor coverings throughout.

COUNCIL TAX Band C

EPC RATING: D (56)

SERVICES Mains water and electricity. Drainage to a septic tank. Oil fired central heating.

VIEWING ARRANGEMENTS Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

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. 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

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. Presale 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.

