



south west property centre



6 Main Street, Glenluce

Newton Stewart, DG8 0PL

Offers Over £75,000 are invited.

6 Main Street

Glenluce, Newton Stewart, DG8 0PL

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: C

EPC Environmental Impact Rating: C

- Spacious terraced property
- Ideal first time purchase
- Oil fired central heating
- Three bedrooms plus small study/ 4th bedroom
- Fully double glazed
- Potential buy to let investment
- Fully enclosed garden grounds
- Conveniently located

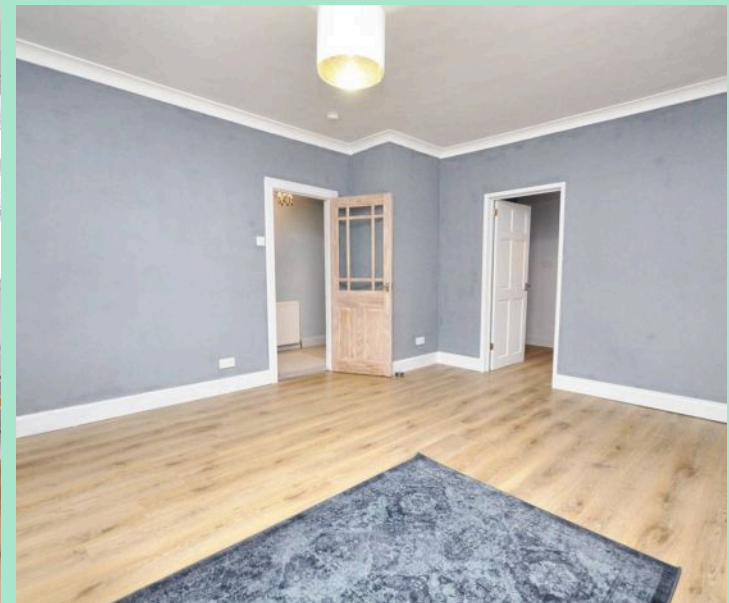


6 Main Street

Glenluce, Newton Stewart, DG8 0PL

An ideal first-time purchase or potential buy-to-let investment. Boasting a spacious interior complemented by oil-fired central heating and full double glazing, this property offers four well-proportioned bedrooms and a convenient layout. Situated with easy access to local amenities, this dwelling promises a comfortable and practical lifestyle for its fortunate residents.

Beyond its inviting interiors, this property showcases its allure with fully enclosed garden grounds that extend a warm invitation to enjoy outdoor living. The generous rear garden, complete with a raised gravel area and steps leading to a well-maintained lawn gently sloping towards the picturesque Glen Burn as well as open views across the bowling green to woods beyond. Encased by timber boundary fencing for added privacy.



Hallway

Ground level front entrance via UPVC storm door into front porch leading into hallway providing access to ground level living accommodation. Stairs giving access to both lower and higher level accommodation as well as central heating radiator.

Lounge

15' 2" x 13' 5" (4.63m x 4.09m)

Bright and spacious lounge on the ground level towards front of property with large double glazed window to front as well as central heating radiator. Feature multi fuel burning stove within brick fire place as well as access to study/ possible 4th bedroom.

Study / 4th Bedroom

11' 6" x 6' 9" (3.51m x 2.06m)

Accessed off of lounge towards rear of property, a well proportioned study/ 4th bedroom on the ground level with double glazed window to rear as well as central heating radiator.

Lower hallway

On the lower level, an open and spacious hallway leading to lower level accommodation as well as having generous built in and under stairs storage.

Kitchen

14' 1" x 10' 6" (4.29m x 3.19m)

On the lower level, a generous sized kitchen which has been fully fitted with both floor and wall mounted units. Currently fitted with a Rangemaster Stove, integrated composite sink with stainless steel mixer tap and under dishwasher. Large double glazed window to the rear as well as rear outside access and access to utility space. Large central heating radiator.



Utility Room

7' 11" x 6' 5" (2.41m x 1.95m)

On the lower level to front of property, a generous sized utility space with fitted counter as well as plumbing for washing machine and housing the central heating boiler. Double glazed window to front.

Bathroom

7' 11" x 7' 9" (2.41m x 2.35m)

A bright and spacious bathroom on the lower level comprising of mixer shower over bath as well as wall mounted WHB with vanity unit and WC. Tiled walls and splash panel boarding as well as double glazed window to front.

Bedroom

11' 2" x 9' 4" (3.41m x 2.85m)

On the upper level, a bright and spacious double bedroom to rear of property with double glazed window to rear as well as central heating radiator.

Bedroom

12' 8" x 9' 11" (3.85m x 3.01m)

On the upper level, a bright and spacious double bedroom to front of property with double glazed window to front as well as central heating radiator and built in storage.

Bedroom

9' 3" x 7' 7" (2.82m x 2.31m)

On the upper level, a well proportioned single bedroom to front of property with double glazed window to front as well as central heating radiator.

WC

6' 6" x 2' 9" (1.97m x 0.84m)

Upper level WC comprising of WC as well as WHB and wall mounted central heating towel rack and splash panel boarding.

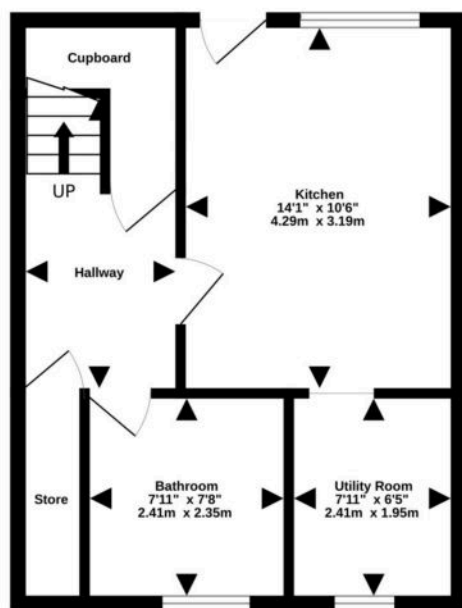
Garden

Generous sized enclosed garden grounds to the rear with raised gravel area and steps leading down to spacious maintained lawn area stretching down to the Glen Burn. Timber boundary fencing also.

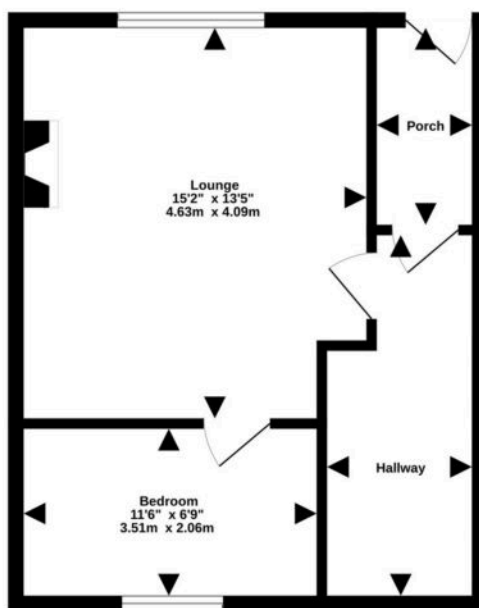




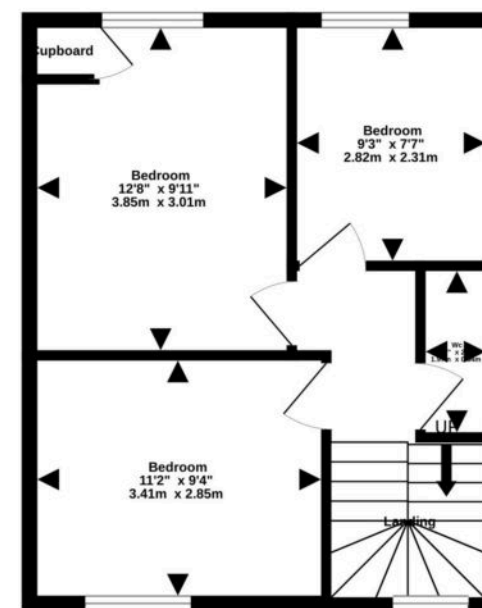
Ground Floor
365 sq.ft. (33.9 sq.m.) approx.



1st Floor
380 sq.ft. (35.3 sq.m.) approx.



2nd Floor
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 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.