



3 North Street, Glenluce

Newton Stewart, DG8 0QQ

Fixed Price - £48,500

3 North Street

Glenluce, Newton Stewart, DG8 0QQ

The village of Glenluce provides local amenities including primary school, general store, church, public house, and general practice healthcare, while all major amenities including supermarkets, hospital, indoor leisure pool complex and secondary school are all located within the town of Stranraer some 10 miles to the west. In and around the village there are numerous outdoor activities including walks, beaches and an excellent 18-hole golf course. This is a very well-maintained home and viewing is to be recommended. The distance from 3 North Street, Glenluce to Luce bay is approximately 2 to 3 miles, It's a short drive—typically under 10 minutes—and also walkable if you're up for a gentle stroll through the countryside. Perfect for a breezy outing! Or leisurely paddle.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: B

- Modern upper floor apartment
- Ideal first time purchase
- Potential buy to let investment
- Walk in condition
- Spacious double bedroom
- Close to all local amenities
- Fully double glazed
- Close proximity to near by beach

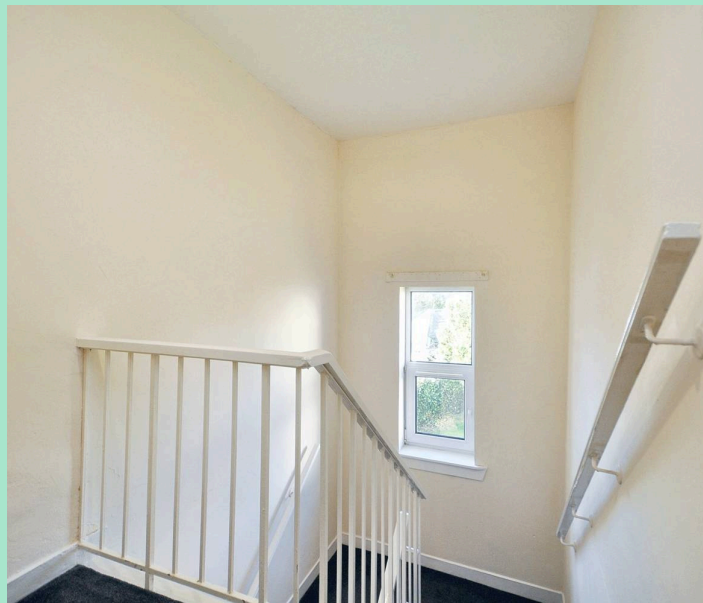


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Glenluce, Newton Stewart, DG8 0QQ

Discover this modern upper floor apartment situated in a prime location, offering an ideal entry into the property market or a lucrative buy-to-let investment opportunity. This light-filled 1 bedroom flat boasts a spacious double bedroom, fully double glazed windows, and walk-in condition, making it a hassle-free move-in experience. The property is conveniently situated close to all local amenities, ensuring effortless daily living for its residents. Perfectly suited for those seeking comfort and convenience, this apartment presents an appealing opportunity for both homeowners and investors alike.

Step outside to the shared garden grounds at the rear of the property, featuring a concrete pathway and a well-maintained lawn area providing a serene outdoor space. With room for a washing line, this outdoor area offers a private sanctuary within a communal setting, ideal for enjoying the fresh air and tranquillity that this residence offers. This property truly encapsulates modern comfort and practicality, presenting a harmonious blend of indoor and outdoor living spaces for those looking to establish roots in a vibrant community.



Landing

Shared entrance via UPVC door into hallway, providing access into apartment. UPVC door providing access to stairs leading to full living accommodation with built in storage and central heating radiator.

Lounge

14' 6" x 12' 3" (4.41m x 3.73m)

Spacious lounge with large double glaze window providing front outlook over village and beyond with central heating radiator, BT phone socket and TV point .

Kitchen

11' 8" x 8' 7" (3.56m x 2.61m)

Modern kitchen towards the front of the property with floor and wall mounted units, double glazed window, central heating radiator, stand alone electric oven and hob with built in extractor, stainless steel sink also. Plumbing for washing machine.

Shower Room

6' 2" x 6' 0" (1.87m x 1.83m)

Bathroom towards rear of property with double glazed window, walk in shower, toilet and wash hand basin, splash board panelling, central heating radiator and built-in extractor fan.

Bedroom

14' 6" x 9' 9" (4.41m x 2.96m)

Double bedroom towards rear of property with double glazed window providing rear outlook with built in storage and central heating radiator.

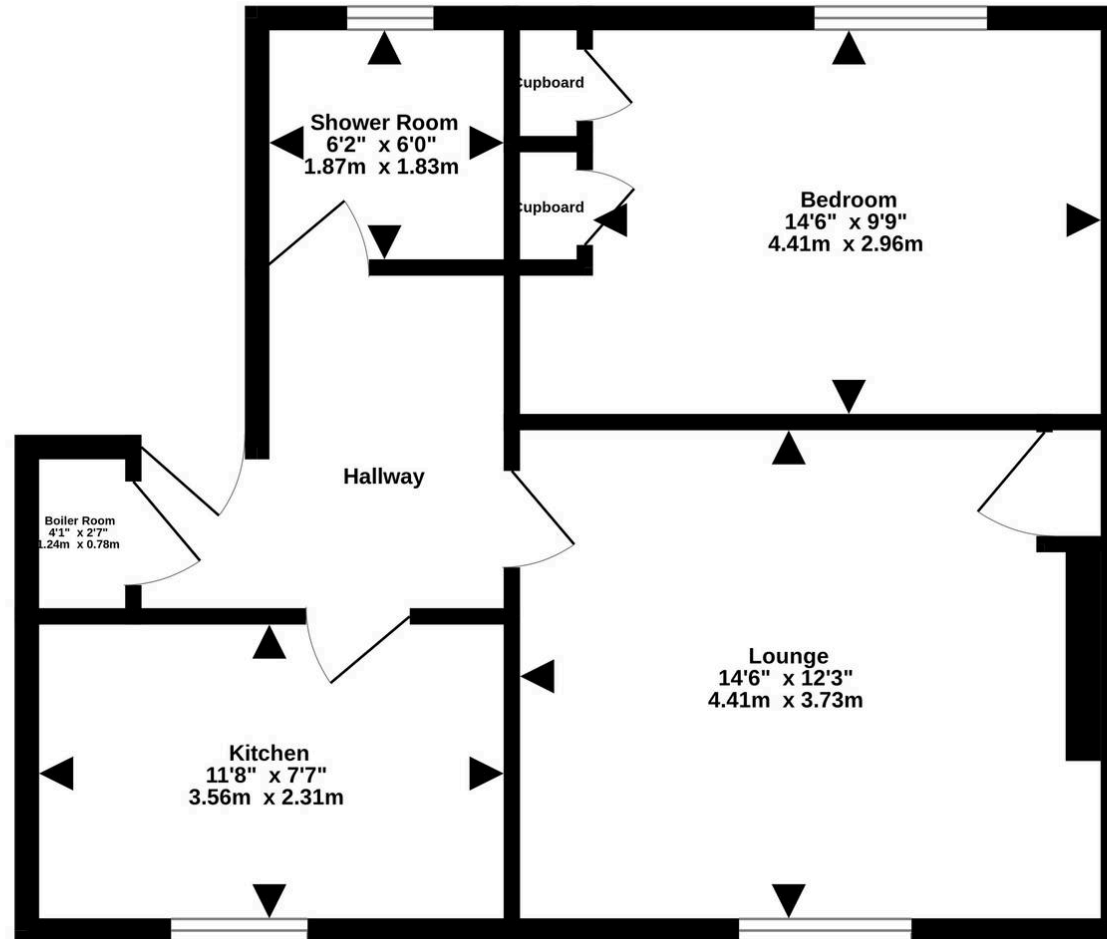
Garden

Shared garden grounds to the rear comprising of concrete pathway and well-maintained lawn area allowing space for washing line.





Ground Floor
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 512 sq.ft. (47.6 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.