



GAP

galloway & ayrshire properties

18 Main Street, Sorbie

Newton Stewart, DG8 8EG

Offers Over £105,000 are invited.

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Sorbie is a popular rural village situated in the heart of the Machars peninsula in Dumfries and Galloway, offering a peaceful lifestyle surrounded by attractive countryside. The village benefits from a well-regarded primary school, village hall and active local community, while the nearby market town of Newton Stewart, approximately 10 miles away, provides a comprehensive range of shops, supermarkets, healthcare facilities, leisure amenities and secondary schooling. The surrounding area is renowned for its scenic countryside, walking routes, cycling, fishing and nearby coastline, making it an ideal location for those who enjoy outdoor pursuits. Excellent road links provide convenient access throughout Dumfries & Galloway and beyond. This combination of modern accommodation, generous gardens and a tranquil village setting makes the property well suited to a wide range of purchasers.

- Modernised semi-detached home
- Two generous double bedrooms
- Bright lounge with wood burning stove
- Open plan dining area
- Contemporary galley style kitchen
- Ground floor shower room
- Electric heating and double glazing
- Enclosed front garden with open countryside views
- Large enclosed rear garden with patio, decking and garden shed
- Peaceful village location



Situated within the peaceful village of Sorbie, this well-presented semi-detached home has been modernised throughout to provide comfortable accommodation ideally suited to first-time buyers, couples, small families or those looking to downsize. The accommodation is entered via a welcoming hallway leading into a bright and spacious lounge centred around an attractive wood burning stove, creating a warm focal point to the room. The lounge flows naturally into a dining area overlooking the rear garden, providing an ideal space for everyday dining and entertaining. The galley-style kitchen has been fitted with a good range of contemporary wall and floor units complemented by timber worktops, integrated sink, ample work surface and space for a range of appliances. Completing the ground floor is a modern shower room comprising a large walk-in shower enclosure, wash hand basin and WC.

On the first floor are two generous double bedrooms, one bedroom with pleasant open views across the surrounding countryside and a second bedroom with views over rear garden grounds. Each bedroom benefits from useful built-in storage, with the principal bedroom offering particularly generous proportions. Externally, the property enjoys a low-maintenance gravelled front garden enclosed by timber fencing, providing an attractive seating area with uninterrupted rural views. A pathway to the side of the property leads to the enclosed rear garden. The rear garden has been thoughtfully designed for ease of maintenance and outdoor enjoyment, incorporating timber decking, raised decorative stone seating area and a generous lawn extending to the rear boundary. A garden shed provides excellent external storage, while mature hedging and fencing create a private setting. Offering move-in condition throughout together with generous outdoor space and countryside surroundings, this is an excellent opportunity to acquire a modern home within a sought-after rural village.



Hallway

Covered entrance porch accessed via UPVC double glazed door and large double glazed panel. Opening into a welcoming hallway with staircase to the first floor. Built-in storage cupboard, wood-effect flooring and doors providing access to the ground floor accommodation. Open access to the kitchen.

Lounge

12' 2" x 11' 6" (3.71m x 3.51m)

A bright and well-proportioned open plan living space with window to the front and additional rear-facing window allowing for plenty of natural light. The lounge features a wood burning stove set within a fireplace with timber mantel, creating an attractive focal point. Ample space is provided for a range of lounge furniture as well as a dining table and chairs. Wood-effect flooring throughout and glazed doors leading to the adjoining accommodation.

Dining Area

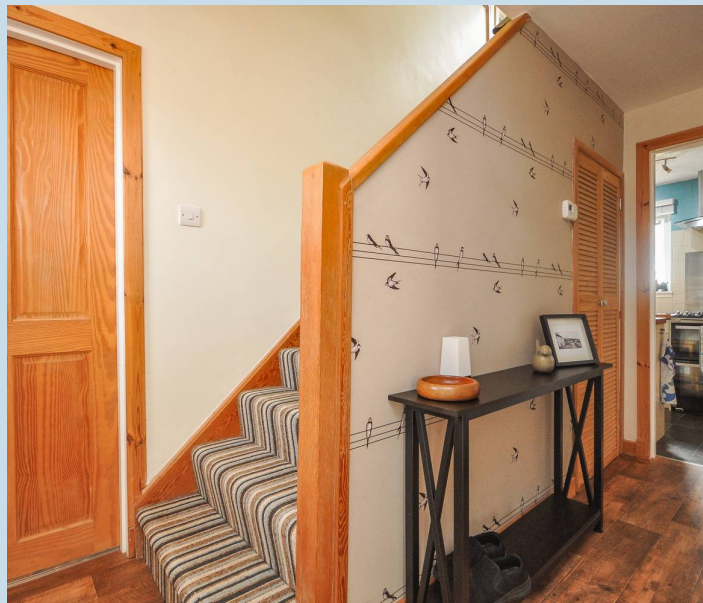
7' 8" x 7' 2" (2.33m x 2.19m)

Situated adjacent to the lounge, the dining area provides space for a table and chairs, making it ideal for everyday dining. A rear-facing window overlooks the garden, while wood-effect flooring continues through from the lounge, creating a seamless open plan feel. Glazed doors lead through to the kitchen.

Kitchen

12' 0" x 7' 2" (3.65m x 2.19m)

A well-appointed galley-style kitchen fitted with a range of wall and base units complemented by solid timber worktops and tiled splashbacks. Incorporating a Belfast sink, dishwasher, space for a free standing cooker with extractor hood above, and further appliance space. A large window to the rear provides good natural light, while the generous worktop extends to create a practical breakfast bar with seating. Vinyl flooring throughout and access to the adjoining dining area & rear porch providing rear garden access. Rear porch comprises of tiled flooring and generous built in storage allowing for additional white goods including plumbing for washing machine.





Shower Room

6' 0" x 5' 8" (1.84m x 1.73m)

A modern shower room fitted with a corner shower enclosure incorporating an electric shower, pedestal wash hand basin and WC. Finished with tiled splashbacks, wood-effect flooring and an opaque glazed window providing natural light and ventilation. Mirror and fitted accessories complete the room.

Bedroom

13' 5" x 10' 3" (4.08m x 3.12m)

A spacious front-facing double bedroom benefiting from built-in storage, providing excellent wardrobe space while maximising the usable floor area. Offering ample room for a king-size bed and additional free-standing furniture, the room is finished with neutral décor and fitted carpeting, creating a comfortable and inviting bedroom.

Bedroom

13' 1" x 9' 7" (3.98m x 2.92m)

A well-proportioned double bedroom featuring a rear-facing window providing good natural light. The room offers space for a super king sized bed and additional free-standing furniture, with a fitted carpet and a useful recessed area beneath the eaves providing practical storage. The bright décor creates a comfortable and versatile bedroom suitable for family members or guests. Loft hatch access also.

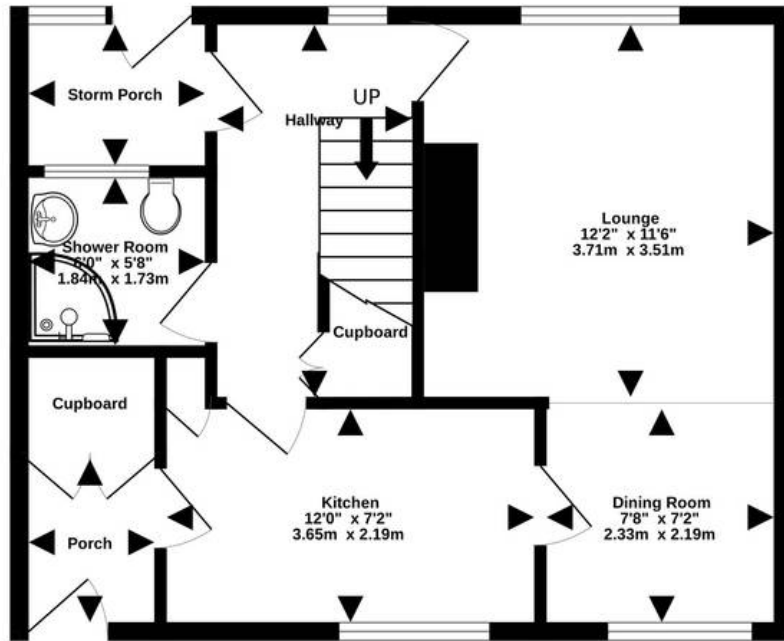
Garden

The enclosed rear garden has been designed for ease of maintenance and enjoys a good level of privacy. Immediately to the rear of the property provides an ideal space for outdoor seating and dining, together with a raised decorative stone seating area and timber decking. A generous lawn extends to the rear boundary, offering plenty of space for children, pets or gardening, and incorporates a garden shed for useful external storage. The garden is enclosed by a combination of fencing and mature hedging, creating a pleasant and secure outdoor environment.

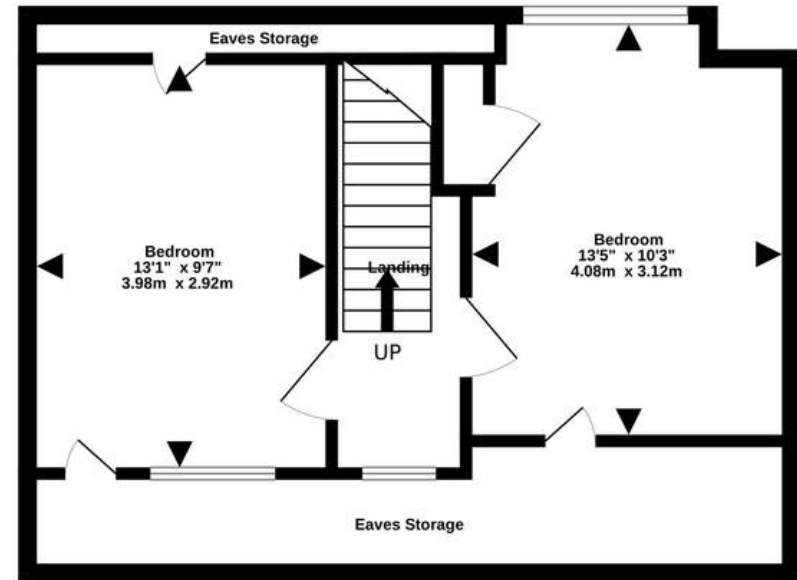




Ground Floor
458 sq.ft. (42.5 sq.m.) approx.



1st Floor
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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 and blinds throughout.

COUNCIL TAX Band B **EPC RATING** E(44)

SERVICES

Mains water, electricity and drainage. Electric 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.

