



19 Sun Street, Glenluce, Newton Stewart

DG8 0QD

PRICE: Offers Over £120,000 are invited.

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Glenluce, Newton Stewart

Local amenities within the village of Glenluce include a sub post office, general store, church, primary school, and general practice healthcare. All major amenities, including supermarkets, healthcare, an indoor leisure pool complex and secondary school, are located within Stranraer, to which there is a local transport service. There is also an excellent 18-hole golf course closeby. The local area has always been known for its array of outdoor activities including walking, fishing, and excellent golfing facilities. There are superb sandy beaches a short drive distant.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- A most well-presented semi-detached villa
- Spacious family accommodation over two levels
- Pleasant views towards Luce Bay from the rear
- Splendid 'dining' kitchen
- Well-appointed shower room
- Ground floor bedroom with an en-suite
- Oil central heating, uPVC double glazing and external insulation
- Re-tiled roof
- Low maintenance garden ground
- Ample off-road parking



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This most well-presented four-bedroom semi-detached villa offers spacious family accommodation arranged over two thoughtfully designed levels, perfectly blending comfort and style. The ground floor welcomes you with a generous entrance hall that leads to a splendid dining kitchen, ideal for family gatherings and entertaining. The kitchen is fitted with a full range of fittings, providing both practicality and ample storage. A ground floor bedroom, complete with its own en-suite, offers flexible living options for guests or multi-generational families. The upper floor hosts three further bedrooms, each benefitting from ample natural light, with the rear room enjoying pleasant vistas towards the waters of Luce Bay. The property also features a contemporary shower room, oil-fired central heating, uPVC double glazing, and external insulation, ensuring year-round comfort and energy efficiency. With a re-tiled roof and a focus on low-maintenance living, this villa provides the perfect blend of village life and modern convenience.



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The outside space is equally impressive, with the property set amidst its own attractively landscaped, low-maintenance gardens. The front garden has been fully tarred, offering dedicated off-road parking for multiple vehicles and enclosed by a low-level wall for added privacy and security. To the rear, an enclosed garden combines monobloc paving with a neat area of lawn, creating a versatile outdoor retreat for relaxation or al fresco dining. From this peaceful vantage point, enjoy sweeping views over open farmland, stretching towards the waters of Luce Bay in the distance. A substantial block-built workshop, featuring double entrance doors to the front, provides excellent storage or workspace options, catering to a variety of hobbies or practical needs.



Hallway

The property is accessed by way of a uPVC storm door with a double glazed side panel. The hallway provides access to almost all of the ground floor accommodation and the spindle & rail staircase to the first floor. Laminate flooring and a CH radiator.

Lounge

A spacious lounge to the front, featuring an electric fire, wall lights, a CH radiator and a TV point.

'Dining' kitchen

The kitchen has been fitted with a full range of floor and wall-mounted units in white, with ample granite-style worktops incorporating a one-and-a-half-bowl stainless steel sink. There is a ceramic hob, built-in double oven, plumbing for a dishwasher and plumbing for an automatic washing machine.

Bedroom 4

A former dining room that has been used as a ground floor bedroom with an en-suite.

En-Suite

Comprising a WHB, WC and a corner shower cubicle.

Landing

The landing provides access to the family shower room and the first floor bedrooms.

Shower Room

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



Bedroom 1

A spacious double bedroom to the front with a built-in wardrobe and a CH radiator.

Bedroom 2

A further double bedroom to the front with a built-in wardrobe, wall-mounted TV point and a CH radiator.

Bedroom 3

A double bedroom to the rear with a built-in wardrobe and laminate flooring.

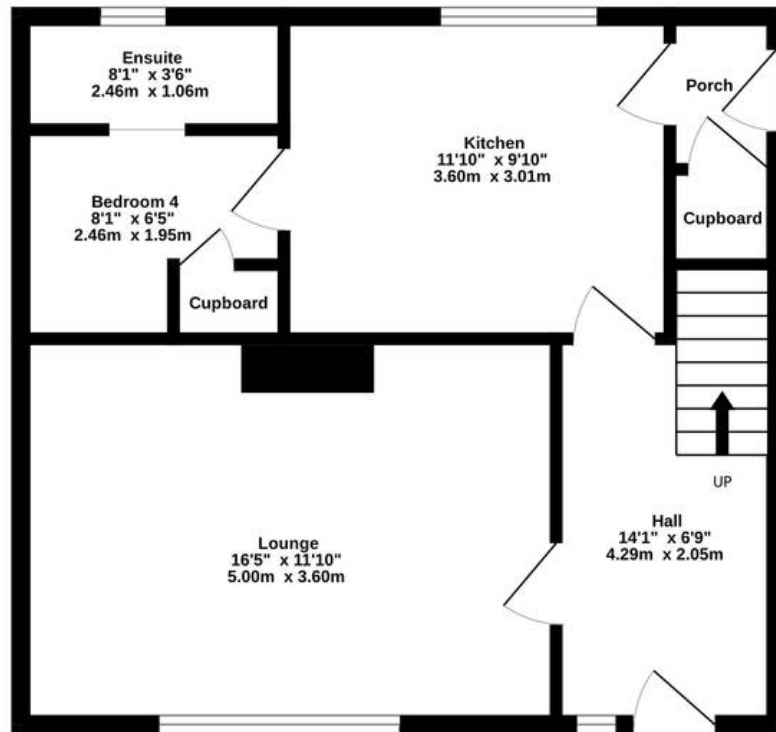
Garden

The property is set amidst its own low-maintenance garden ground. The front has been fully tarred to provide off-road parking for multiple vehicles and is set within a low-level wall. The enclosed rear garden has been laid out in a combination of monobloc paving and a small area of lawn. From the rear of the property, there are pleasant views over farmland to the waters of Luce Bay in the distance. There is a block-built workshop with double entrance doors to the front.

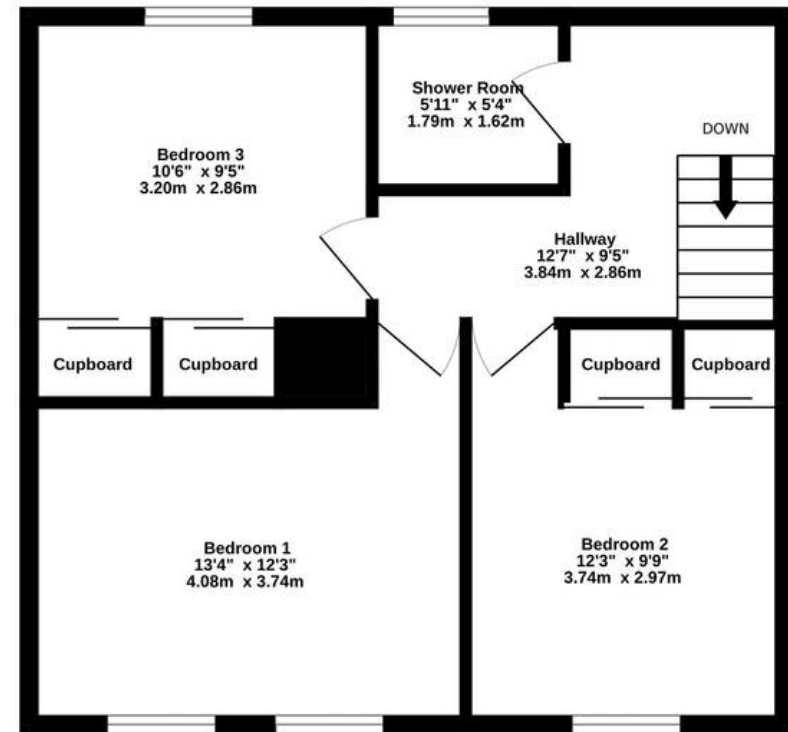
Off street - Parking



Ground Floor
495 sq.ft. (46.0 sq.m.) approx.



1st Floor
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 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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