



38 Main Street, Glenluce

Newton Stewart, DG8 0PS

Offers Over £195,000 are invited.

38 Main Street

Glenluce, Newton Stewart, DG8 0PR

The property is located within the attractive and historic village of Glenluce, a charming rural community situated in the heart of Dumfries & Galloway. Glenluce offers a peaceful setting while still providing a range of everyday amenities including local shops, café, primary school, hotel and excellent community facilities. The village lies just a short distance from the A75, providing convenient transport links to Stranraer, Newton Stewart and further afield towards Ayrshire and the central belt. The nearby town of Stranraer offers a wider range of amenities including supermarkets, secondary schooling, healthcare services and leisure facilities.

Council Tax band: D

Tenure: Freehold

- Substantial five bedroom property offering spacious and flexible accommodation
- Characterful home with a blend of traditional features and modern finishes
- Well appointed kitchen with range-style cooker
- Located within the popular village of Glenluce
- Ideal family home with generous accommodation over multiple levels
- Pleasant outlook to the rear over surrounding countryside
- Additional bathrooms and shower rooms across multiple levels
- Large gravel courtyard providing ample off street parking
- Air source central heating

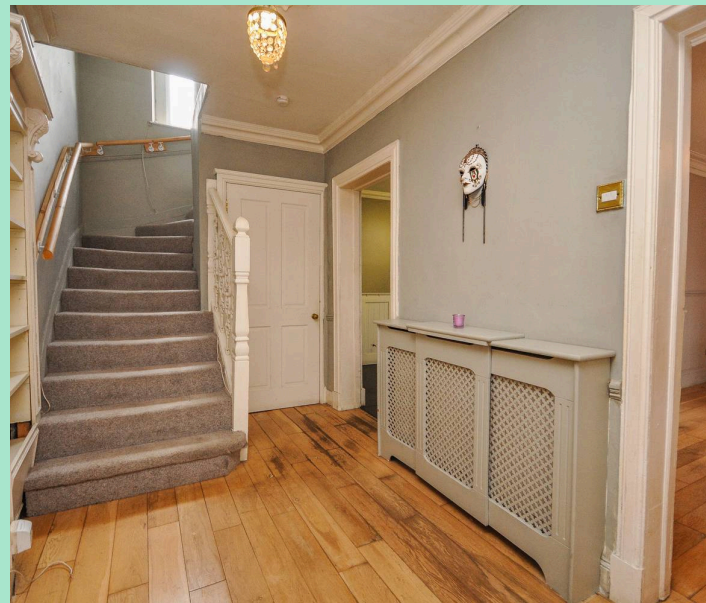


38 Main Street

Glenluce, Newton Stewart, DG8 0PR

This substantial five bedroom semi detached house is situated in the heart of the popular village of Glenluce, offering spacious and flexible accommodation ideal for family living. The property seamlessly blends traditional character with modern finishes, featuring charming period details alongside contemporary updates. The well appointed kitchen is fitted with a range-style cooker and provides ample space for dining and entertaining. Accommodation is arranged over multiple levels, with additional bathrooms and shower rooms thoughtfully positioned to serve each floor. The home enjoys a pleasant outlook to the rear, with views over the surrounding countryside, and benefits from air source central heating for efficient comfort throughout the seasons.

The exterior of the property is equally impressive, boasting a large enclosed rear garden and a substantial gravel courtyard. The courtyard provides ample off street parking for multiple vehicles (ideal for families or those with guests). The rear garden offers excellent potential for landscaping or further development, currently featuring lawned areas, raised beds and established boundary walls that enhance privacy and add character. Combining rural charm with accessibility, Glenluce is a desirable location for those seeking a quieter pace of life within reach of essential amenities and transport connections.



Hallway

An impressive and welcoming entrance hall combining traditional character with modern presentation. Enhanced by wood flooring and neutral décor creating a bright and airy space. A carpeted staircase with decorative balustrade leads to the upper level whilst useful built in shelving provides practical storage and display space.

Dining Room

13' 10" x 12' 5" (4.21m x 3.79m)

A bright and elegant dining space offering a blend of period character and modern presentation. Benefitting from high ceilings with decorative cornicing as well as a feature fireplace with traditional surround creating an attractive focal point. Timber framed sash and case double glazed window to the front as well as central heating radiator.

Kitchen

13' 10" x 8' 7" (4.21m x 2.61m)

A well-appointed kitchen combining contemporary styling with traditional character, featuring a range of cream shaker style wall and base units as well as a fitted range stove within a recessed alcove. Open plan utility space to the rear also.

Utility space

13' 10" x 4' 4" (4.21m x 1.32m)

The utility space continues the stylish shaker-style theme with matching wall and base units as well as benefitting a double glazed unit over looking an inset ceramic sink with mixer tap. Plumbing for washing machine as well as fitted dishwasher and rear access to rear garden grounds.

Lounge

13' 3" x 12' 11" (4.03m x 3.94m)

A spacious and characterful lounge offering excellent versatility for modern family living. The room features attractive wood flooring and benefits from high ceilings with decorative cornicing. A feature fire place with traditional surround and inset as well as timber framed sash and case double glazed window to front. An archway opens through to a further reception area creating a flexible open plan feel.



Shower Room

10' 4" x 6' 8" (3.14m x 2.02m)

A modern and well-presented shower room finished in a contemporary style, featuring attractive full-height tiling which creates a sleek and low maintenance space. The room comprises of a stylish wash hand basin set on a useful vanity unit with wooden worktop, complemented by modern chrome fittings. A WC, walk in shower cubicle and heated chrome towel rail as well as large double glazed window to the rear.

Bedroom

13' 10" x 12' 5" (4.21m x 3.79m)

A spacious and well-proportioned double bedroom featuring attractive dark wood flooring and high ceilings. The room benefits from decorative cornicing and an elegant ceiling light fitting. A large timber framed double glazed window as well as central heating radiator.

Bathroom

13' 10" x 8' 7" (4.21m x 2.61m)

An impressive and generously proportioned family bathroom finished to a high modern standard. Featuring a contemporary freestanding-style bath set within a tile surround, alongside a separate glazed shower enclosure. A substantial vanity unit with twin wash hand basin and wooden work top complemented by modern chrome fittings and large wall mirrors. A large timber framed double glazed window to the rear.

Bedroom

13' 3" x 12' 5" (4.03m x 3.79m)

A well-proportioned double bedroom featuring attractive dark wood flooring and high ceilings. The room benefits from decorative cornicing and a central ceiling light fitting as well as a large timber framed double glazed window as well as central heating radiator.

Bathroom

8' 2" x 6' 4" (2.48m x 1.93m)

A well-proportioned bathroom fitted with a three piece suite comprising bath with over head shower and glazed screen, wash hand basin and WC. The room is finished with attractive tiling to the walls.



Bedroom

13' 3" x 8' 7" (4.03m x 2.61m)

A spacious bedroom bedroom with attractive dark wood flooring and high ceilings. Decorative cornicing as well as large double glazed window and benefitting from direct access to the adjacent En-suite shower room.

En-Suite

8' 10" x 6' 8" (2.70m x 2.02m)

A well presented en-suite shower room fitted with a modern three piece suite comprising wash hand basin set on vanity unit, WC and separate shower room enclosure with glazed screen. Finished with attractive tiling to walls and floor as well as chrome heated towel rail. Large double glazed window to rear. Generous built in storage.

Bedroom

14' 8" x 9' 8" (4.48m x 2.94m)

A bright and spacious attic room offering excellent versatility, ideal use for a bedroom. The room benefits from a large Velux window. The flexible upper level room is well suited to a variety of uses adding further appeal to the accommodation of the property.

Bedroom

14' 10" x 14' 8" (4.53m x 4.48m)

A bright and spacious attic room offering excellent versatility, ideal use for a bedroom. The room benefits from a large Velux window. The flexible upper level room is well suited to a variety of uses adding further appeal to the accommodation of the property. Generous built in storage also.

Bathroom

8' 10" x 6' 10" (2.69m x 2.08m)

A well presented attic bathroom fitted with a modern suite, making excellent use of the available space within the upper level of the property. Comprising of a curved bath, wash hand basin set within in fitted storage cabinetry and WC. Velux window as well as

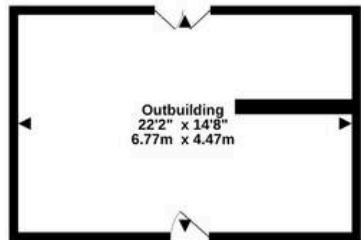
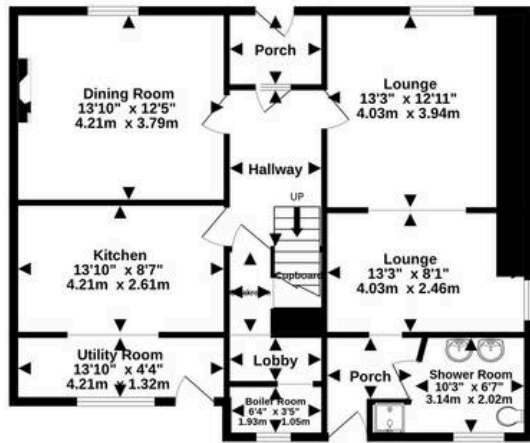




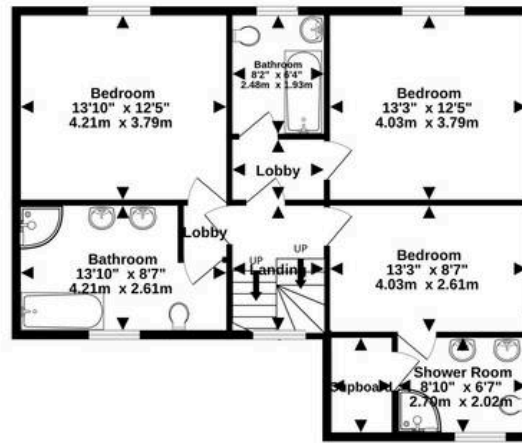




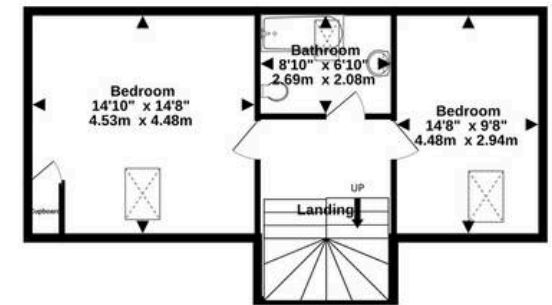
Ground Floor
1168 sq.ft. (108.5 sq.m.) approx.



1st Floor
787 sq.ft. (73.1 sq.m.) approx.



2nd Floor
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 2482 sq.ft. (230.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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