



17 Main Street, New Luce

Newton Stewart

Offers Over £95,000



17 Main Street

New Luce, Newton Stewart

New Luce is a civil parish in Dumfries and Galloway, south-west Scotland. It lies in the traditional county of Wigtownshire, and is about 10 miles (16 km) in length and 5 miles (8.0 km) in breadth, being the upper part of the original Glenluce Parish.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: C

- Traditional two bedroom property
- Feature multi fuel burning stove
- Generous sized garden grounds
- Ideal first time purchase
- Potential buy to let investment
- Close to many tourist attractions
- Located within a tranquil setting
- Local amenities within walking distance





17 Main Street

New Luce, Newton Stewart

Nestled in a tranquil setting, this traditional two-bedroom terraced house presents a desirable opportunity for both first-time buyers and savvy investors. The property boasts a feature multi-fuel burning stove, adding a touch of character and charm to the interior. The generous-sized garden grounds offer potential for further development or outdoor enjoyment.

Conveniently situated within walking distance of local amenities, this residence provides easy access to many tourist attractions, making it an ideal location for those seeking both convenience and leisure opportunities. With its two well-appointed bedrooms, this property offers comfortable living spaces suitable for individuals, couples, or small families.

This home represents not only a sound investment but also a popular retreat within a popular countryside village. Whether you're looking to start your home ownership journey or expand your rental portfolio, this property offers a blend of comfort, convenience, and opportunity. Experience the allure of this inviting residence and envision the possibilities it holds for you.



Lounge/ Kitchen

18' 2" x 17' 4" (5.54m x 5.29m)

Front entrance access via UPVC storm door into open plan lounge and kitchen area on the ground floor. Feature multi fuel burning stove with concrete tiled flooring and double glazed window to front. Open plan access to fitted kitchen area with both floor and wall mounted units to include stainless steel sink with isolated taps, plumbing for washing machine and oak style worktops. Rayburn stove which heats hot water and double glazed window to rear. Rear access to conservatory and garden grounds.

Conservatory

17' 4" x 5' 7" (5.29m x 1.69m)

Conservatory added to rear of property of stone construction and single glazed panelling allowing for rear access to garden grounds.

WC

6' 7" x 3' 8" (2.00m x 1.12m)

On the upper level, a well proportioned WC with splash panel boarding comprising of separate toilet and WHB as well as timber framed Velux window.

Bedroom

9' 5" x 6' 8" (2.86m x 2.04m)

Upper floor bedroom to front of property with timber framed Velux window, electric panel heater and access to hot water tank.

Bedroom

11' 6" x 9' 5" (3.50m x 2.86m)

Spacious double bedroom on the upper level to rear of property with UPVC double glazed window providing rear outlook over garden grounds and beyond as well as electric panel heater and built in storage.

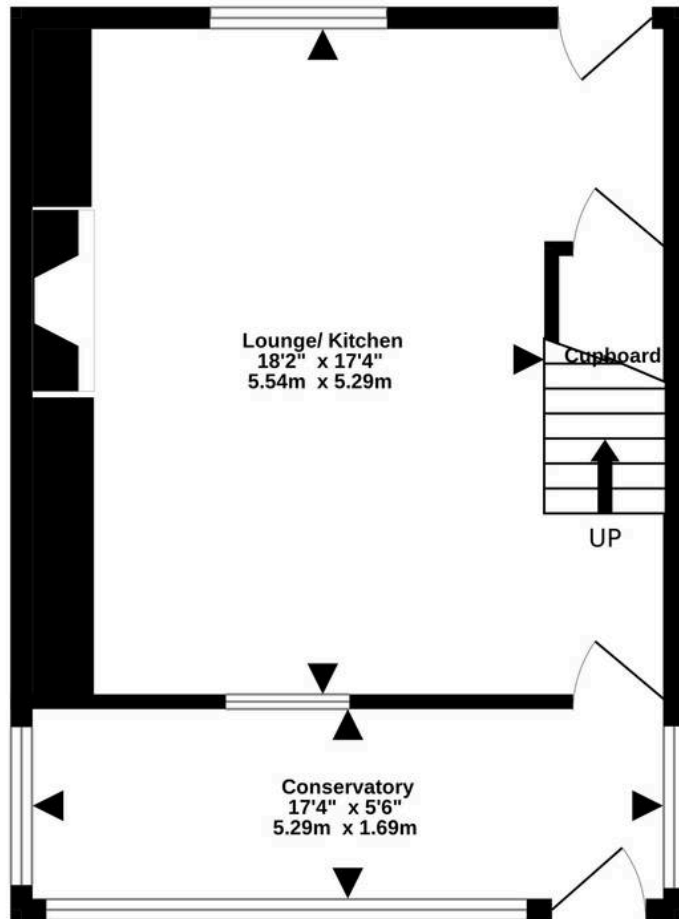
Bathroom

6' 7" x 5' 2" (2.00m x 1.58m)

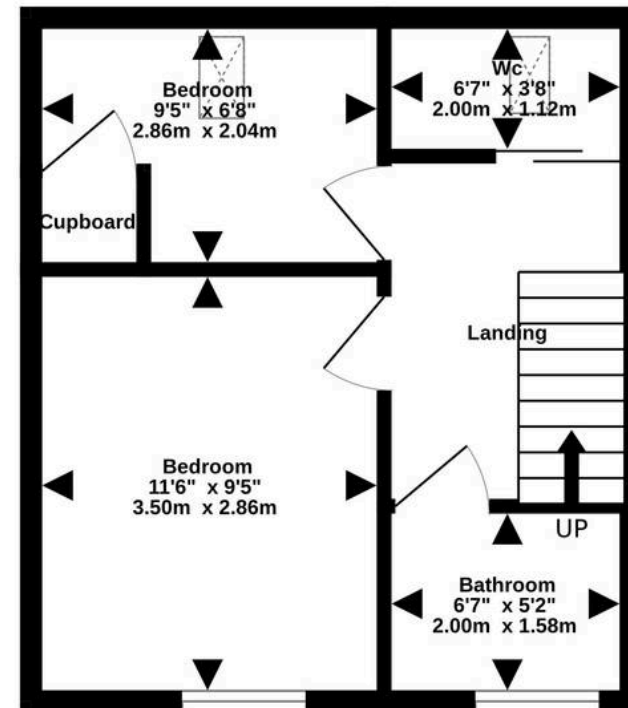
To rear of property on upper level, a separate bathroom comprising of electric shower over bath with splash panel boarding, wall mounted mirrored cabinet and UPVC double glazed window.



Ground Floor
383 sq.ft. (35.6 sq.m.) approx.



1st Floor
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.

