

G · A · P

Galloway & Ayrshire Properties



[www.gapinthemarket.com](http://www.gapinthemarket.com)

9 North Street  
Glenluce  
Newton Stewart  
DG8 0QH





An opportunity to acquire a mid-terrace cottage style residence located within the northern perimeter of the ever-popular village of Glenluce. The property provides very well proportioned and comfortable family accommodation over two floors. In fair condition throughout, the property will benefit from a programme of general modernisation. The property currently benefits from a spacious front lounge, electric heating and generous area of fully enclosed garden ground to the rear. Ideally suited as a family home or as a holiday retreat.

**HALLWAY, LOUNGE, KITCHEN, BATHROOM, 3 BEDROOMS,  
ENCLOSED GARDEN**

**Offers Over £70,000 are invited**



Occupying a pleasant location within the Wigtownshire village of Glenluce, approximately 10 miles from the town of Stranraer, this is a mid-terrace cottage style residence which provides very well proportioned family accommodation over two floors. The property is in fair condition throughout and would benefit from a programme of general modernisation. The property benefits from a spacious lounge located to the front of the property and is currently installed with electric heating. There is a generous area of fully enclosed garden ground to the rear.

It is situated adjacent to other terraced properties of varying size and style. The outlook to the front is over other residences and to the rear is over the garden ground.

Local amenities within the village include a primary school, public house and village shop while all other major amenities are to be found in and around the town of Stranraer approximately 10 miles distant and include healthcare, supermarkets, indoor leisure pool complex and secondary school. There is a town centre and secondary school transport service available from the village.



**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. For full details contact one of our branches.





**Disclaimer: Misrepresentation Act 1967**

The particulars on this website do not form part of any contract. Galloway & Ayrshire Properties Limited and its employees or agents is not authorised to warrant the condition of or description of the property on behalf of the seller. Whilst information and particulars are given in good faith, intending purchasers must satisfy themselves independently as to the accuracy of all matters on which they rely upon.





### **Hallway**

Main entrance with storage heater and access to lounge, ground floor bedroom, bathroom, and kitchen. Stairs giving access to upper level and door providing access to rear garden.

### **Lounge**

Located to the front of the property with 2 x D.G windows, electric storage heater as well as original coal fire. BT phone socket and TV point.

### **Bedroom 1 (Ground floor)**

To the front of the property with 2 x D.G windows. Original fireplace with electric stove/burner and electric storage heater.

### **Bathroom**

Towards the rear of the property with electric shower over bath, WHB and toilet with tiled wall. Extractor fan with D.G window.

### **Kitchen**

Laminate granite style worktops, D.G window and laminate flooring. Electric storage heater along with integrated washing machine and electric cooker.

### **Landing**

Access to upper floor bedrooms with built in storage, velux as well as D.G window and electric storage heater.

### **Bedroom 2**

D.G window overlooking out the front of the property with built in eaves storage.

### **Bedroom 3**

D.G window overlooking out the front of the property.

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### NOTES

It is understood that, on achieving a satisfactory price, the vendor will include the fitted floor coverings and blinds throughout.

**COUNCIL TAX** - Band B (£1,428.89 for 22/23 to include water and drainage)

**EPC Rating** - G - 18

### SERVICES

Mains

### VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties Limited at their Newton Stewart office. 01671 402104

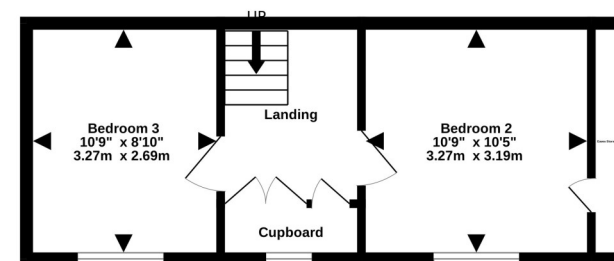
### OFFERS

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.

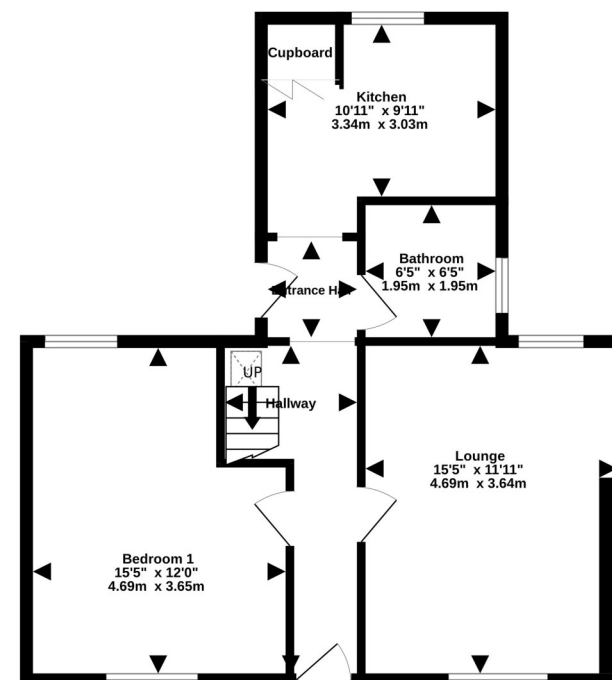
### PRICE

On application to the selling agents.

1st Floor  
291 sq.ft. (27.1 sq.m.) approx.



Ground Floor  
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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