



# ‘Seven Oaks’

Glenluce, Newton Stewart, DG8 0PN



Substantial, detached family home, in need of modernization throughout.

Offers Around: £110,000 are invited

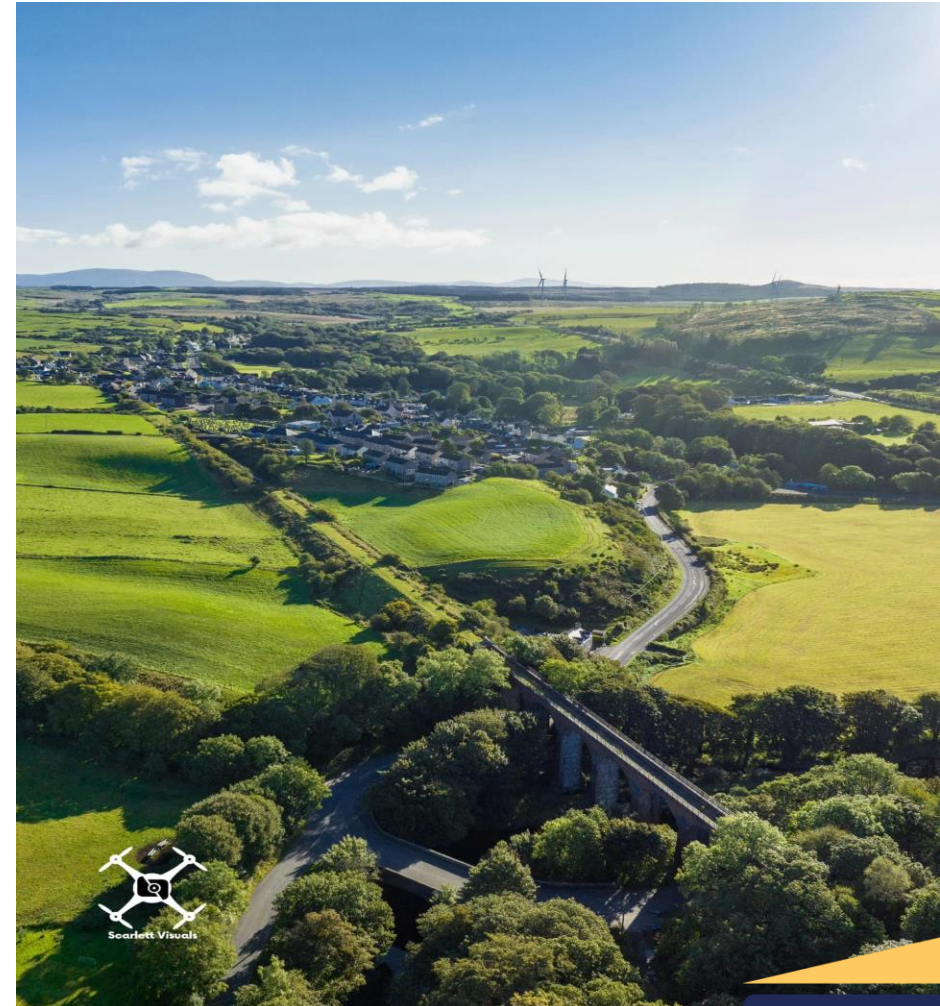


'Seven Oaks', Glenluce, Newton Stewart, DG8 0PN



Key Features:

- . Substantial family home
- . Traditional features
- . Detached garage
- . Private parking
- . Stunning outlook
- . Convenient location
- . Enclosed garden
- . Multi fuel burning stove
- . Renovation project









## Property description

An opportunity arises to acquire a detached property on the fringe of Glenluce village, some 5 miles from Stranraer. Outstanding views over Luce Bay. The property is currently in need of a full program of modernisation within however currently benefits from oil fired central heating and provides spacious and comfortable living accommodation over two levels. The property also benefits from having a generous sized enclosed garden to each side as well as ample off-road parking and a detached garage. Potential for an ideal family home.

Conveniently located just off the A75, 'Seven Oaks', currently benefits from having four double bedrooms, one of which is ground floor as well as having two reception rooms with bay windows providing a front outlook. From the front of the property there are outstanding views over farmland & the shores of Luce Bay and sits on a generous size plot. As well as off road parking, the property also benefits from a large detached garage. The property is of traditional construction under a slate roof. Priced accordingly and with great potential, this is an ideal opportunity for someone to take on a renovation project and transform this property into a large, luxury family home in a tranquil setting.

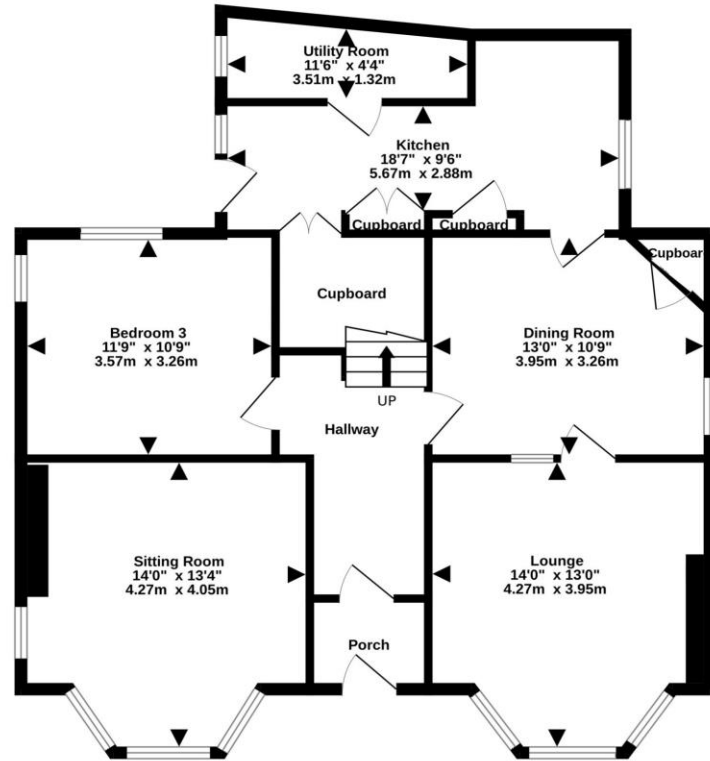
Local amenities within the village include general store, restaurant and hotel while all major amenities are located within the town of Stranraer some 6 miles distant and include supermarkets, primary/secondary schooling, healthcare and indoor leisure pool complex. There is a regular transport service to the town.



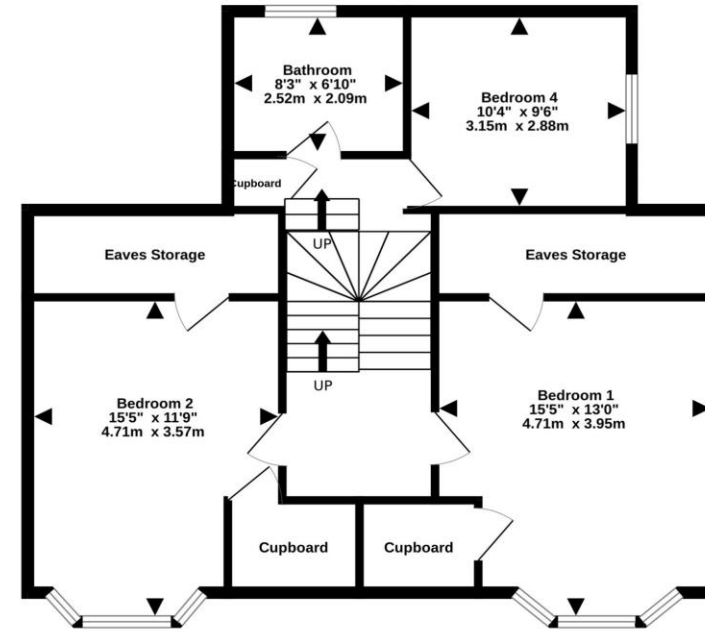




Ground Floor  
902 sq.ft. (83.8 sq.m.) approx.



1st Floor  
770 sq.ft. (71.5 sq.m.) approx.

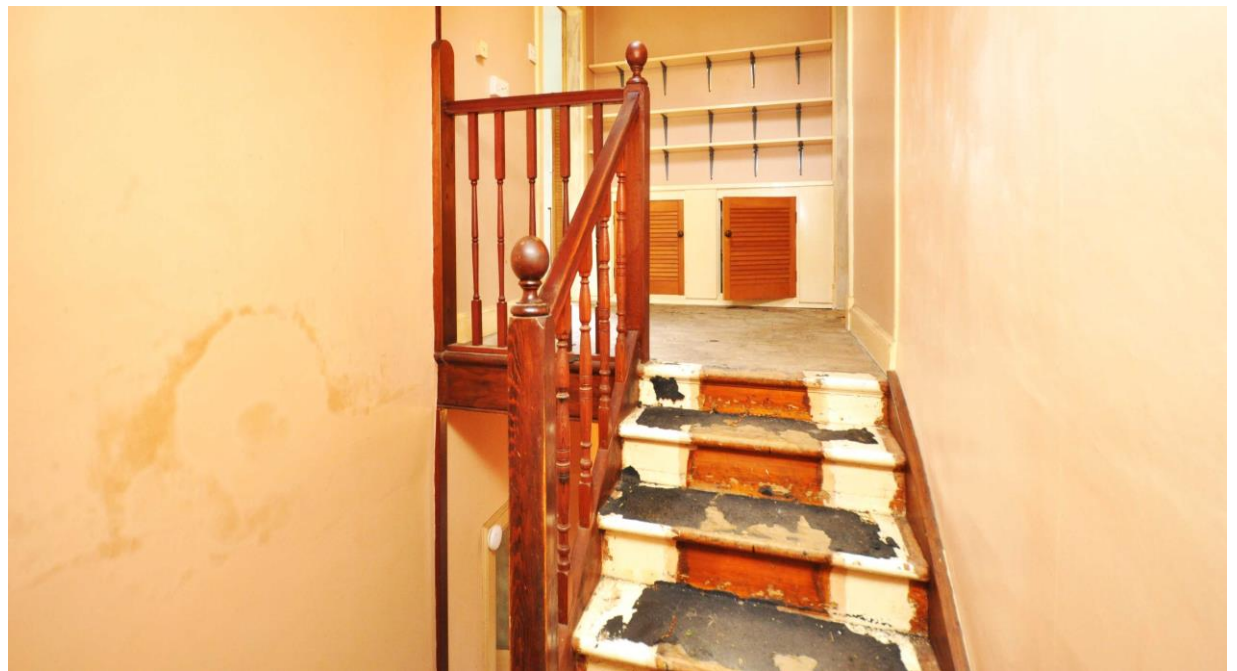


TOTAL FLOOR AREA : 1672 sq.ft. (155.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about 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.











### NOTES

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

### COUNCIL TAX

Band D

### EPC RATING

F(32)

### SERVICES

Mains electricity, water and drainage. Oil fired 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.

