



***Craigenholly Cottage,
Glenluce
DG8 0LW***

EPC = F

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

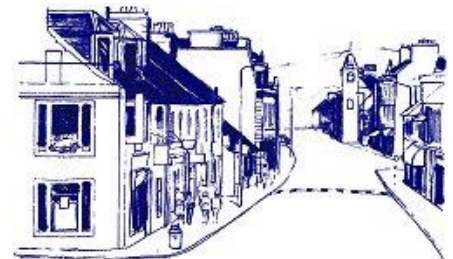
38-40 Albert Street • Newton Stewart DG8 6EF
Tel: (01671) 404100 • Fax: (01671) 401443
www.abamattthews.com

BANK OF SCOTLAND BUILDINGS
Newton Stewart • DG8 6EG
Tel: (01671) 404100 • Fax: (01671) 404140

THE OLD BANK
Buccleuch Street Bridge • Dumfries DG2 7TJ
Tel: (01387) 257300 • Fax: (01387) 257333

and as HUNTER & MURRAY
25 Lewis Street • Stranraer DG9 7LA
Tel: (01776) 702581 • Fax: (01776) 702524

- **Spacious detached bungalow situated 2 miles from Glenluce with views over open farmland and Luce Bay**
- **3 bedrooms & 2 public rooms**
- **The property occupies an elevated position and benefits from double glazing and air sourced heating**
- **Detached garage/workshop with ample off-road parking for several vehicles**
- **Offers over £285,000**





CRAIGENHOLLY COTTAGE, GLENLUCE

Spacious detached 3-bedroom family bungalow situated in a stunning rural location with uninterrupted views over open farmland and onto Luce Bay, some 2 miles from Glenluce and 10 miles from the town of Stranraer where all local amenities can be found. The property benefits from double glazing and air source heating. Detached garage with driveway providing ample off-road parking for several vehicles.

Accommodation comprises:- Entrance porch. Hall. Sitting Room. Lounge/Dining area. Kitchen. 3 Bedrooms (1 En-suite). Bathroom. Rear Porch.

ACCOMMODATION

Entrance Porch

1.84m x 1.34m

UPVC glazed entrance door with glazed window. Front facing window. Glazed door giving access to hall. Radiator.

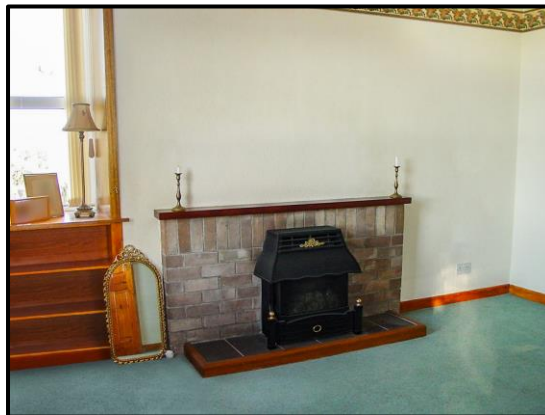
Hall

L shaped hall. Shelved and hanging storage cupboard. Hatch to attic. Two Radiators.

Sitting Room

4.20m x 3.47m

South and west facing windows overlooking open farmland and Luce Bay. Brick built fireplace, tiled hearth and wooden mantle with gas fire. Two under window shelving. Radiator.



Lounge/Dining area

5.80m x 5.10m

Bright and spacious family room and glazed on three sides, with views over open farmland and Luce Bay. Feature brick-built corner fireplace with wooden mantle. Shelved storage cupboard. Two radiators.





Kitchen

2.87m x 2.77m

South facing window. Fitted with a good range of wall and floor units, ample worktops, tiled splashbacks and stainless-steel drainer sink. Integrated appliances include gas hob with electric oven below and extractor fan above, dishwasher and fridge. Tiled flooring.



Bedroom 1 (En-suite)

4.18m x 3.90m

East facing window. Shelved and hanging storage cupboard. Radiator.

En-suite

1.72m x 0.79m

Fully tiled and fitted with a white suite comprising WC, wash hand basin and corner shower cubicle with electric shower. Extractor fan. Radiator.



Bedroom 2

3.90m x 3.80m

South facing window and east facing round porthole window. Radiator.

Bedroom 3

3.00m x 2.81m

Two north facing windows. Radiator.

Bathroom

2.99m x 1.75m

Partial tiled and fitted with a white suite comprising WC, wash hand basin and bath with mains shower over. Cupboard housing water cylinder.

Rear Porch

2.24m x 1.39m

UPVC glazed door leading to outside. Tiled flooring. Cupboard housing electric meters. Hatch to attic. Radiator.

Garden

Small patio area with a variety of mature trees and plants. Tared driveway with ample off-road parking for several vehicles.

OUTBUILDINGS

Detached garage (5.75m x 4.50m) with power and light laid on and up and over door. Two west facing windows. Fitted with floor units and space and plumbing for washing machine. Cloakroom with WC and wash hand basin. Dog kennel. Two storage areas.

SERVICES

Mains supplies of water and electricity. Drainage is to a Septic Tank. Air source heating. EPC = F.

COUNCIL TAX

The property is in Band D.

VIEWING

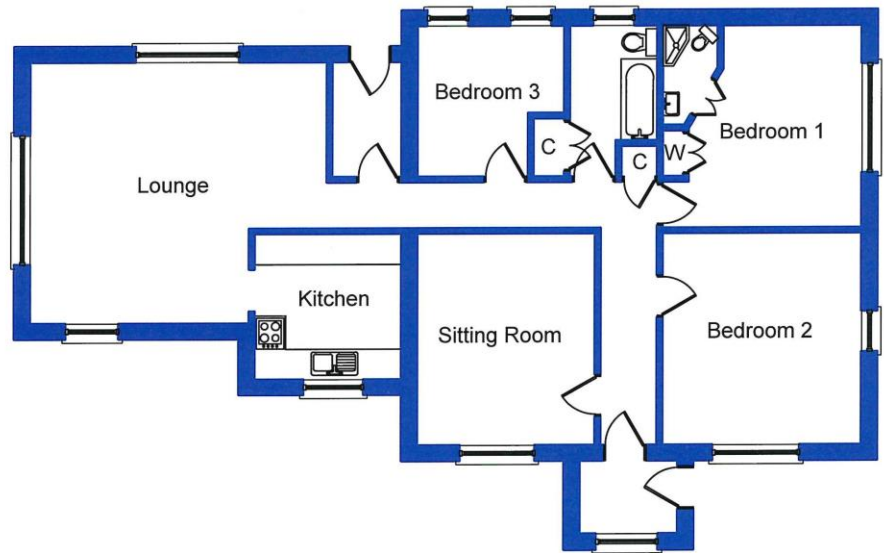
By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers over £285,000 are anticipated and should be made to the Selling Agents.

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



Sketch plan for illustrative purposes only



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The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.