

FOR SALE

**85 MAIN STREET,
GLENLUCE, DG8 0PT**



An opportunity arises to acquire a very well-presented, semi-detached 'chalet' bungalow which has been extended and modernised in the recent past. Well-proportioned, bright accommodation over two floors. Convenient location within this popular village and with a pleasant outlook over the village itself. Beech design kitchen, recently installed bathroom, attractive internal woodwork, contemporary décor throughout, double glazing, and oil-fired CH. This is a most comfortable home with several pleasing features to appreciate. Set within an easily maintained garden.

**PORCH, HALLWAY, LOUNGE/DINING ROOM,
STUDY/3RD BEDROOM, KITCHEN, BATHROOM,
2 DOUBLE BEDROOMS, GARDEN**

PRICE: Offer over £95,000 are invited



Property Agents

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& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED
Tel: 01776 706147
Fax: 01776 706890

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DESCRIPTION:

Occupying a convenient location within easy walking distance of all the village amenities, this is a very well-presented semi-detached, chalet bungalow style property which has been modernised and extended.

In excellent condition throughout, the property is of traditional construction under a tiled/felt roof and benefits from oil-fired central heating, double glazing, recently installed bathroom, splendid beech design kitchen and contemporary décor throughout.

The property is set within its own easily maintained garden ground and is situated adjacent to other properties of similar style. The outlook to the front is over the village itself to hillside beyond.

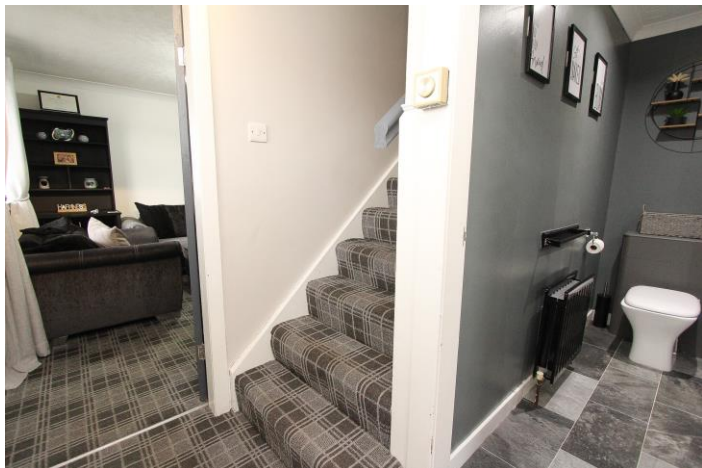
Local amenities within the village include general store, general practice healthcare, primary school, church, public house, and restaurant while all major amenities including supermarkets, hospital, indoor leisure pool complex and secondary school are all to be found in the town of Stranraer some 10 miles to the west. There is also access to some delightful countryside, forest walks and superb sandy beaches from nearby. Wigtownshire County Golf club is only a short drive away.

PORCH:

The property is accessed by way of a uPVC storm door with side panel.

HALLWAY:

The hallway provides access to the ground floor accommodation and staircase to the first floor.



LOUNGE/DINING ROOM:

A main lounge to the front with wall mounted TV point, and CH radiator.



STUDY/3RD BEDROOM:

A study located off the main lounge, which could be used as ground floor bedroom, if required. Recessed lighting, CH radiator, and telephone point.

Study image



BATHROOM:

The large bathroom has recently been fitted with a three-piece suite in white comprising WC, WHB and Bath. There is a separate shower cubicle housing an electric shower. Built-in shelved cupboard, CH radiator, and downlighters.



KITCHEN:

The kitchen is fitted with a full range of beech design floor and wall mounted units with granite style worktops incorporating a stainless-steel sink. There is a ceramic hob, extractor hood, built-in oven, and plumbing for an automatic washing machine. The oil-fired central heating boiler is located within the kitchen.



LANDING:

Providing access to two double bedrooms with window to rear and CH radiator.



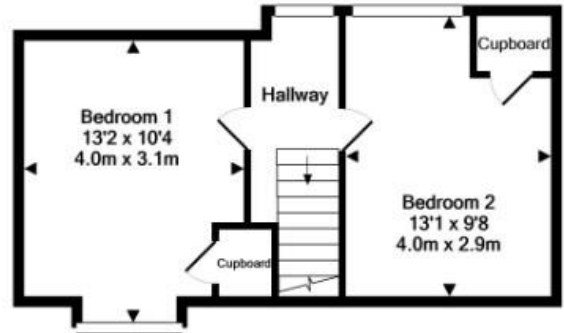
BEDROOM 1:

A bedroom to the front with a view to the village and hillside beyond. There is a built-in cupboard, CH radiator, TV point, and telephone point.



BEDROOM 2:

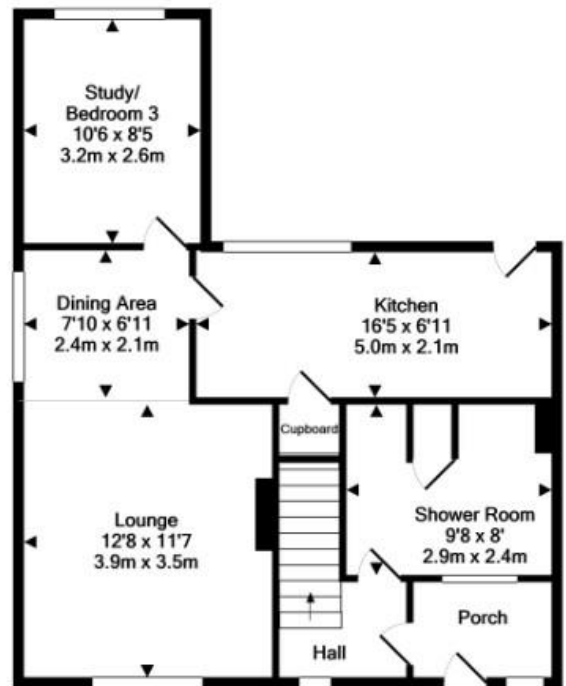
A bedroom to the rear overlooking the garden ground with built-in cupboard housing the hot water tank, CH radiator, and small cupboard leading to eaves storage.



1st Floor

GARDEN:

To the front there are steps leading from the main road to a landscaped front gravel area. The fully landscaped, enclosed main garden is located to the rear of the property and comprises a patio, raised lawn, quartz gravel borders and block-built outbuilding. There is the potential for off-road parking to the rear, subject to local authority approval.



Ground Floor

Measurements are approximate. Not to scale. Illustrative purposes only
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ENTRY: Negotiable

VIEWING: By appt with *S.W.P.C*

DETAILS PREPARED: 24/04/2024

COUNCIL TAX: Band 'B'

GENERAL:

All fitted flooring, blinds, and integrated kitchen appliances are included in the sale.

SERVICES:

Mains electricity, water, and drainage. Oil fired central heating. EPC = D

OFFERS:

All offers for the above property should be made in writing to

South West Property Centre Ltd, Charlotte Street,
Stranraer, DG9 7ED.

Telephone (01776) 706147 Fax: (01776) 706890
www.swpc.co.uk

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The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not, therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale.