




‘Ravenswood’, 163 Main Street
Glenluce, Newton Stewart, DG8 0PY



Spacious, semi-detached
3-bedroom property in
excellent condition
throughout.

Offers Over: £190,000 are invited

‘Ravenswood’, 163 Main Street, Glenluce, DG8 0PY



1



3



2

Key Features:

- . Spacious family home
- . Detached garage/ garden room
- . Oil fired central heating
- . Ground floor WC
- . Enclosed & well-maintained gardens
- . Extensive parking
- . Prime location
- . Fully double-glazed
- . Three double bedrooms





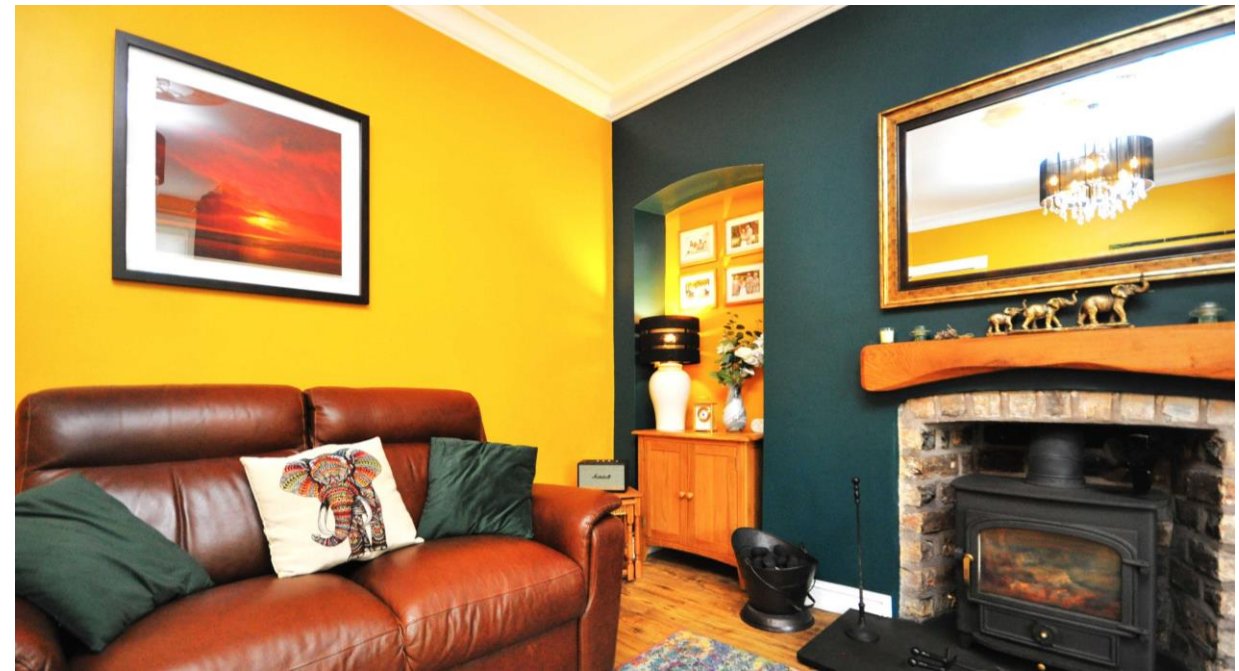
Property description

A well-presented, substantial semi-detached townhouse of great character within the popular village of Glenluce. Providing the most spacious and comfortable family accommodation over two floors. In excellent condition throughout having recently been renovated to include a new bathroom suite, new internal plasterwork, new CH radiators, new fitted flooring, tasteful décor, uPVC double glazing and oil-fired central heating. The property occupies a most pleasant location towards the eastern fringe of the village but within a short walking distance from all village amenities.

The property is in excellent condition throughout and displays an array of features including attractive ceiling cornicework, delightful internal woodwork, some new internal plaster work, new flooring, large dining kitchen, full oil-fired central heating and uPVC double glazing. Of traditional construction under a slate roof, it is situated adjacent to other residential properties of varying style.

The property also benefits from having a large, mature area of garden ground to the side and rear which provides ample parking and access to the double garage. The garage currently being used as a garden room also sits in excellent condition to include, uPVC double-glazing, hardwood flooring, plaster & paint work as well as a multi-fuel burning stove. This can easily be reverted back to a garage

Local amenities within the Village include a Primary School, Church, excellent GP surgery with its own dispensing facility, general store, public house serving food and hosting live music events, darts, pool and dominoes competitions. There is a mobile Post Office and Bank service available once a week. Good reliable bus service to local towns and villages. Leisure facilities include a bowling club with its own clubhouse, large park housing a football pitch, popular skate park and children's play area. The Glen hosts a lovely tranquil riverside walk. The Village is also within a short distance of local beaches. All major amenities including supermarkets, hospital, indoor leisure pool complex and secondary school are to be found in and around the ferry port town of Stranraer some 10 miles distant. Viewing of this most pleasant residence is to be thoroughly recommended.





Accommodation

PORCH: (6ft 5in – 3ft 10in)

An outer storm door provides the access to a front porch. Stained glass inner main door with side panels.

HALLWAY: (13ft 9in – 6ft 5in)

This is a most spacious main hallway providing access to the lounge and dining kitchen. Central heating radiator, under stairs cupboard, telephone point and stairway to the first floor.

LOUNGE: (14ft – 14ft)

The main lounge is a comfortable and attractive room with bay window to the front. There is an open brick fireplace currently housing a multi-fuel burning stove. Recessed alcove as well as a large vintage style central heating radiator.

'DINING' KITCHEN: (15ft – 12ft)

Spacious, recently modernised dining kitchen with both floor and wall mounted units. Large double-glazed window to the rear providing an out look over the rear garden and beyond as well as central heating radiator. Fitted double 'Stove' cooker as well as fitted extractor, stainless steel sink, integrated dish washer and under counter central heating boiler. Access to utility and ground floor WC.

UTILITY AREA: (8ft 5in – 7ft 6in)

Fitted countertop with under sink storage, a stainless laundry sink with mixer. Lino flooring, CH radiator and plumbing for an automatic washing machine. Access to the WC and rear garden. The electric meter and fuseboard are to be found in the utility room.

WC: (4ft 8in – 3ft 5in)

A useful downstairs WC off the utility room. Fitted with WC and WHB in white.

LANDING:

The lower landing provides access to the bathroom with the main landing providing access to the bedroom accommodation and the floored attic.

BATHROOM: (6ft 5in – 6ft 4in)

Newly modernised bathroom which has been fitted with a three piece suite in white comprising WC, WHB and bath with mains shower. There is a shower screen, splash panel boarding, central heating radiator and window to the rear.

BEDROOM: (15ft 3in – 10ft 8in)

An excellent double bedroom to the front featuring a wooden fire surround with tiled insert and hearth housing a cast iron fireplace. Central heating radiator also.



Accommodation

BEDROOM: (14ft – 14ft)

A most spacious bedroom to the rear of the property with an outlook over the garden ground and onto farmland. Central heating radiator.

BEDROOM: (11ft 6in – 9ft 10in)

A further well-proportioned bedroom to the front with central heating radiator.

GARDEN:

The property is set within its own area of garden ground. To the front there is a gravelled pathway with flower borders and low-level wall with attractive railings. To the side there is a gravel drive with ample room for off road parking leading to the large double garage. There are flower borders with mature plants and shrubs. The rear has been laid out in lawn with mature shrubs and planting borders

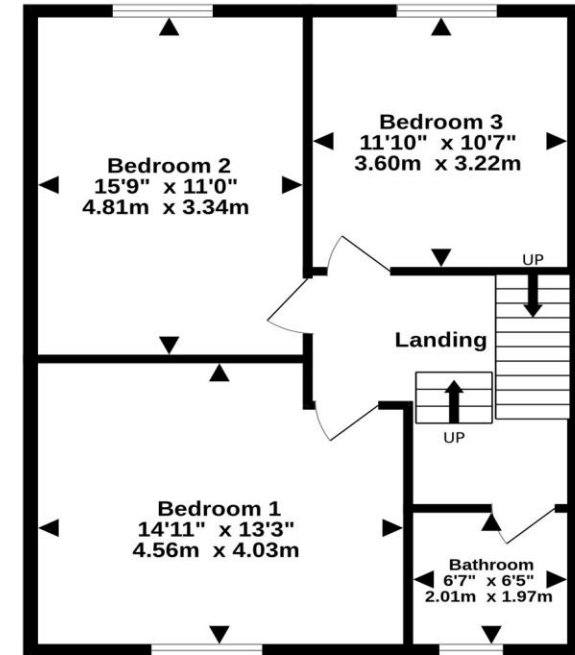
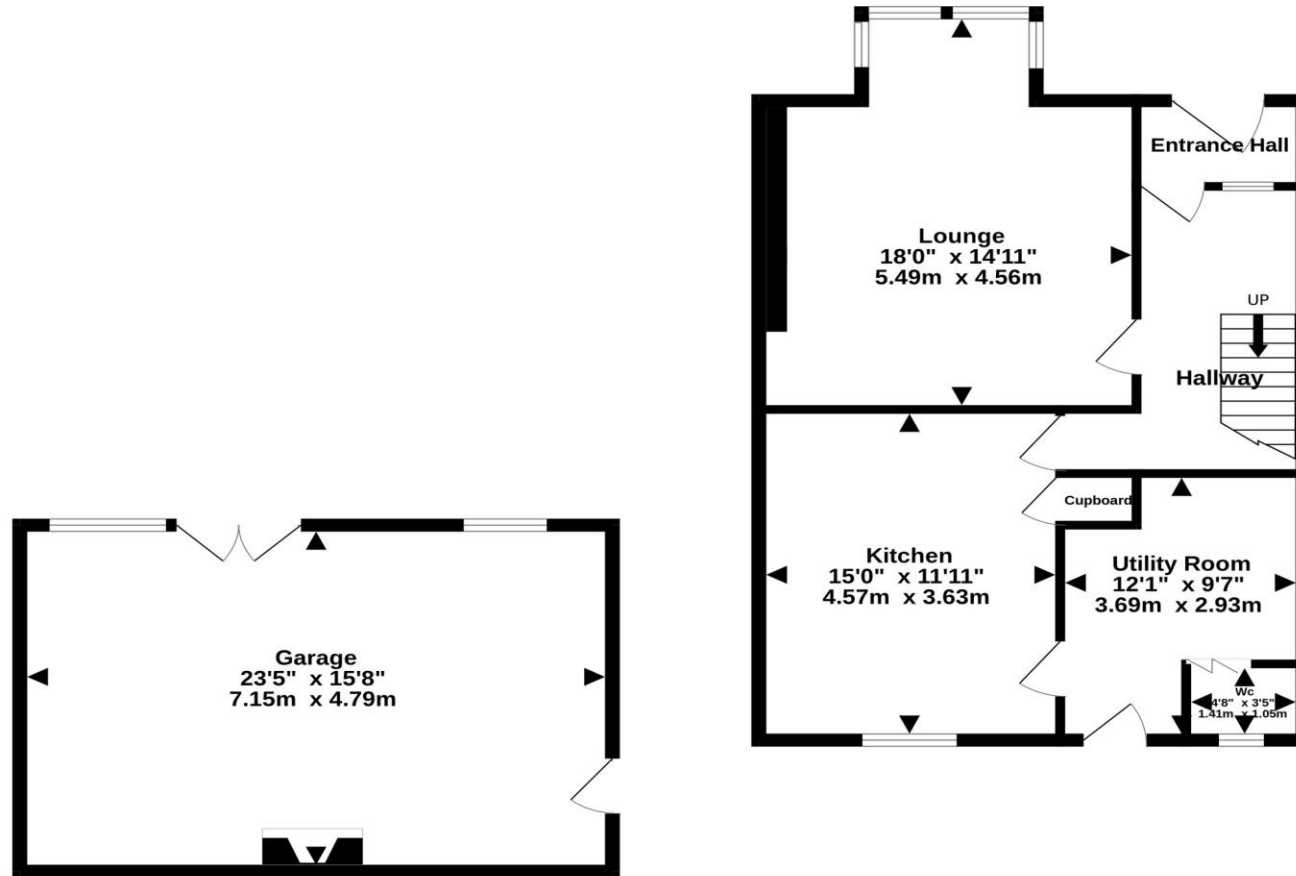
GARAGE/ GARDEN ROOM: (24ft 2in – 16ft 5in)

To the rear there is a very substantial double garage with an exterior sliding door to the front. With mains power currently being used as an extra public room to include, double glazed patio doors, window and side door and multi fuel burning stove.



Ground Floor
1006 sq.ft. (93.5 sq.m.) approx.

1st Floor
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1631 sq.ft. (151.5 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 integrated kitchen appliances, fitted floor coverings and blinds throughout.

COUNCIL TAX

Band D

EPC RATING

E

SERVICES

Mains electricity, drainage & water. Oil fired central heating.

VIEWING ARRANGEMENTS

Through the selling agents, South West Property Centre Limited at their Stranraer office. 01776 706147

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.

