An opportunity arises to acquire a fully renovated barn conversion which has been finished to the highest of standards and provides comfortable accommodation over two floors. The property is located on the fringe of the ever-popular village. The residence forms part of a small residential development. Oil fired central heating and uPVC double glazing.

LOUNGE, ‘DINING’ KITCHEN, 2 SHOWER ROOMS, 3 BEDROOMS, GARDEN, PARKING

GUIDE PRICE: £145,000
DESCRIPTION:

Offered for sale is a fully renovated barn conversion located on the fringe of the popular village of Glenluce. The property is finished to the highest of standards and benefits from a splendid shaker design kitchen, attractive shower rooms, new flooring throughout, neutral décor, oil fired central heating and uPVC double glazing.

The property provides most comfortable accommodation over two floors. The residence form part of a small residential development and will be fully self-contained. Easily maintained garden ground and off-road parking.

Local amenities within the village of Glenluce include post office, hotel, general stores, church, primary school and general practice healthcare. All major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are located within Stranraer to which there is a local transport service. There is also an excellent 18 hole golf course closeby.

The local area has always been known for its array of outdoor activities including walking, fishing and excellent golfing facilities. There are superb sandy beaches a short drive distant.

‘DINING’ KITCHEN: (Approx 4.5m - 5m)
The kitchen is fitted with a range of shaker design floor and wall units with oak worktops incorporating a one and a half stainless steel sink with swan neck mixer. There is a four-ring ceramic hob, extractor hood, built-in oven, integrated dishwasher and integrated fridge/freezer. Recessed lighting and CH radiator.

LOUNGE: (Approx 4.45m - 3.4m)
A well-proportioned lounge to the rear with French doors leading to the rear garden. There is a wooden fire surround housing an electric fire. CH radiator.

SHOWER ROOM: (Approx 2.5m - 1.8m)
The shower room is fitted with a WHB set into a vanity unit, WC and shower cubicle with mains shower. There is a built-in cupboard with plumbing for an automatic washing machine. CH radiator.

LANDING:
Access to the bedroom accommodation and further shower room.
**SHOWER ROOM:** (Approx 2.3m - 2.4m)
The shower room is fitted with a WHB, WC and bidet, all set into a vanity unit. There is a shower cubicle with mains shower. CH radiator.

**BEDROOM 1:** (Approx 3.6m x 3.4m)
A bedroom to the rear with 2 Velux windows and CH radiator.

**BEDROOM 2:** (Approx 4.5m – 2.7m)
A bedroom to the front with CH radiator.

**BEDROOM 3:** (Approx 4.5m – 2.1m)
A further bedroom to the front with CH radiator.

**GARDEN:**
The enclosed rear garden comprises a patio garden with gravel chippings and paved pathways, set within a low-level fence.
ENTRY: Negotiable

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

DETAILS PREPARED: 30/10/2015
Amended 31/07/2019

COUNCIL TAX: Band ‘To Be Assessed’.

SERVICES:
Mains electricity, water and drainage to a septic tank.

OFFERS:
All offers for the above property should be made in writing to
South West Property Centre Ltd, Charlotte Street, Stranraer, DG9 7ED.
Tel: (01776) 706147 Fax: (01776) 706890

www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

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.