



**13 Main Street, Glenluce**

Newton Stewart, DG8 0PN

Offers Over £185,000 are invited.



## 13 Main Street

Glenluce, Newton Stewart

The village of Glenluce provides local amenities including a primary school, church, general store, P.O and general practice healthcare. While all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are to be found in the town of Stranraer, some 10 miles to the west. Other attractions in and around the area include the delightful sandy beaches of Luce Bay, first class golfing facilities and a range of outdoor activities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: A

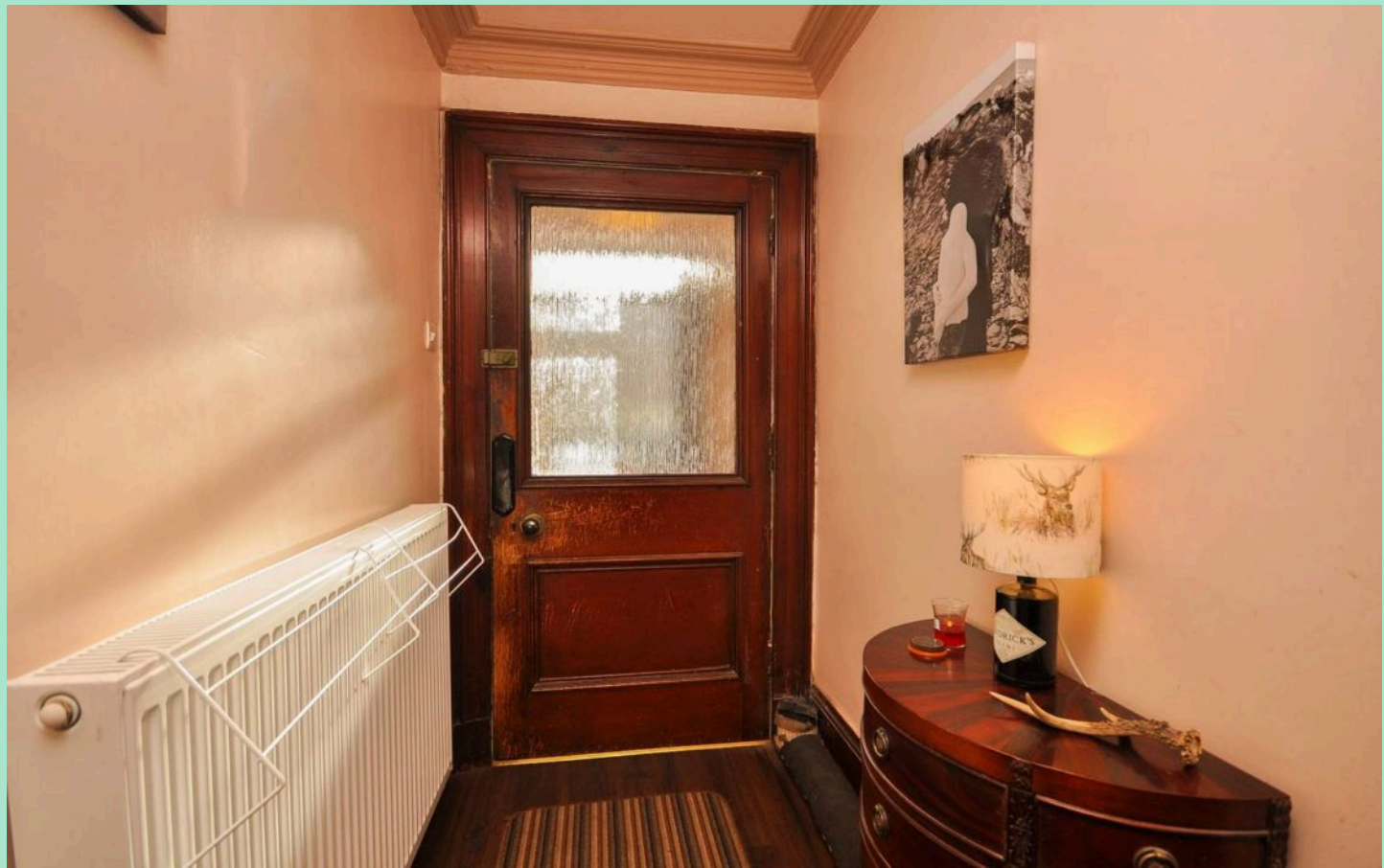
- Spacious family home
- Newly installed Air Source heating
- Spacious enclosed garden grounds
- Elevated views
- Generous accommodation
- Multi fuel burning stove
- Three double bedrooms
- Spacious bathroom
- Potential 4th bedroom





This spacious family home offers an impressive blend of comfort and versatility, making it an ideal choice for those seeking generous accommodation in a tranquil locale. The property has been thoughtfully updated with a newly installed Air Source heating system, ensuring energy efficiency and year-round comfort. Inside, the home boasts a welcoming living area, complete with a charming multi fuel burning stove that creates a warm and inviting atmosphere. The well-proportioned layout includes three double bedrooms, all bathed in natural light, and a spacious bathroom designed for modern family living. There is also the exciting potential for a fourth bedroom, providing flexibility for growing families or those in need of a dedicated home office or guest space. Elevated views from the rear garden grounds offer a delightful outlook, enhancing the sense of space and tranquillity throughout this refined property.

To the rear, the property enjoys generous, fully enclosed garden grounds that have been thoughtfully landscaped for both practicality and enjoyment. A pathway leads to an outside store, offering useful storage solutions, while steps ascend to a raised gravel and planting border - ideal for keen gardeners or those who appreciate outdoor aesthetics. The expansive, maintained lawn stretches up to an elevated gravel border and patio area, where you can appreciate the far-reaching countryside views. A concrete base provides further potential for the addition of an outside store or shed, offering scope for future enhancements. This property's substantial outside space, combined with its elevated position and thoughtfully appointed interior, makes it a truly exceptional family home.





### Hallway

Front entry via UPVC storm door into entrance porch leading to open and spacious hallway. Giving access to full ground level accommodation as well as central heating radiator and under stairs storage. Rear garden access also.

### Reception Room

13' 4" x 13' 0" (4.07m x 3.97m)

A bright and spacious reception room as well as having potential to be a generous sized ground floor bedroom with large double glazed window, feature fire place and central heating radiator.

### Dining Room

13' 11" x 12' 11" (4.25m x 3.94m)

A bright and spacious dining room to front of property with open access to dining kitchen. Feature marble fireplace currently housing electric burning stove as well as large double glazed window and central heating radiator. Built in display recess also.

### Kitchen

14' 10" x 12' 3" (4.53m x 3.73m)

Towards rear of property with open access to dining room, a fully fitted spacious kitchen with both floor and wall mounted units. Comprising of an integrated electric fan oven and hob with extractor, integrated dishwasher and stainless steel sink with mixer tap. Double glazed window to rear as well as access to rear porch and access to air source central heating boiler.

### Lounge

14' 9" x 12' 2" (4.50m x 3.72m)

Generous sized lounge to rear of property with feature multi fuel burning stove and large double glazed windows to rear. Traditional cornice plasterwork, central heating radiator and TV point.

### Landing

Spacious open landing giving access to upper floor accommodation with large double glazed window to rear, central heating radiator and built in storage.





### Bedroom

14' 9" x 12' 3" (4.50m x 3.74m)

Bright and spacious double bedroom on the upper floor to rear of property with large double glazed window providing rear outlook over garden grounds and central heating radiator.

### Bedroom

14' 9" x 12' 3" (4.50m x 3.73m)

Bright and spacious double bedroom on the upper floor to rear of property with large double glazed window providing rear outlook over garden grounds and central heating radiator. Former fire place currently used as display recess.

### Bedroom

13' 5" x 13' 0" (4.09m x 3.97m)

Bright and spacious double bedroom on the upper floor to front of property with large double glazed window providing front outlook as well as central heating radiator.

### Dressing Room/ Study

14' 0" x 13' 0" (4.26m x 3.97m)

Generous sized dressing room on the upper floor to front of property with large double glazed window providing front outlook as well as central heating radiator and generous built in storage.

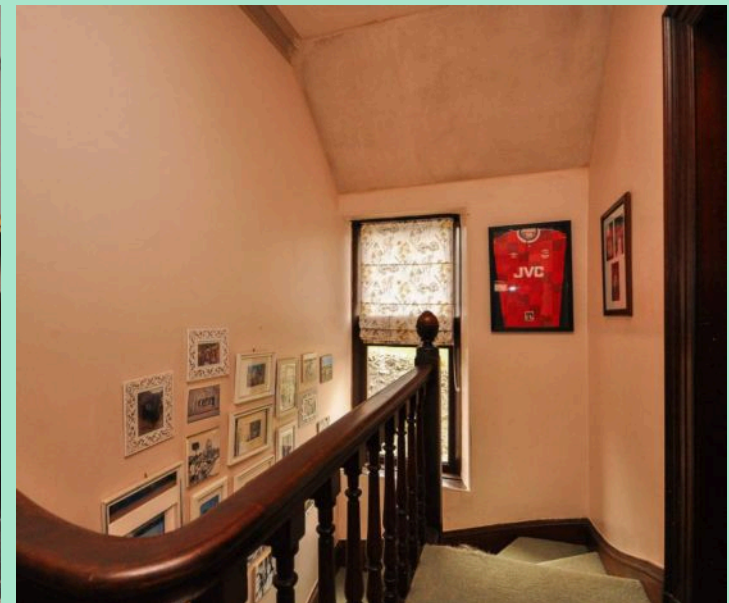
### Bathroom

9' 6" x 7' 7" (2.90m x 2.32m)

Spacious and modern bathroom comprising of a walk in corner mains shower, separate bath with traditional style fittings and over head shower, separate and WHB and WC. Double glazed Velux window and heated towel rack

### Garden

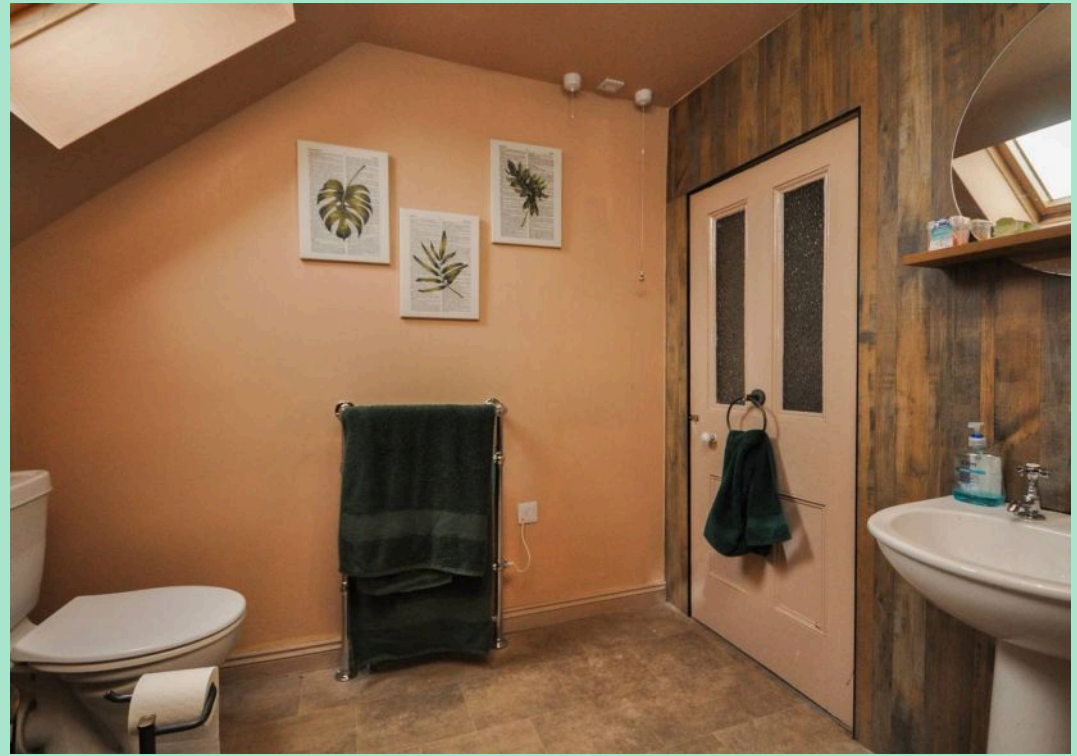
Generous sized, fully enclosed rear garden grounds with pathway giving access to outside store. Steps leading up to raised gravel and planting borders as well as large maintained lawn stretching up to elevated gravel border and patio area providing countryside views. Concrete base providing potential for outside store/ shed.





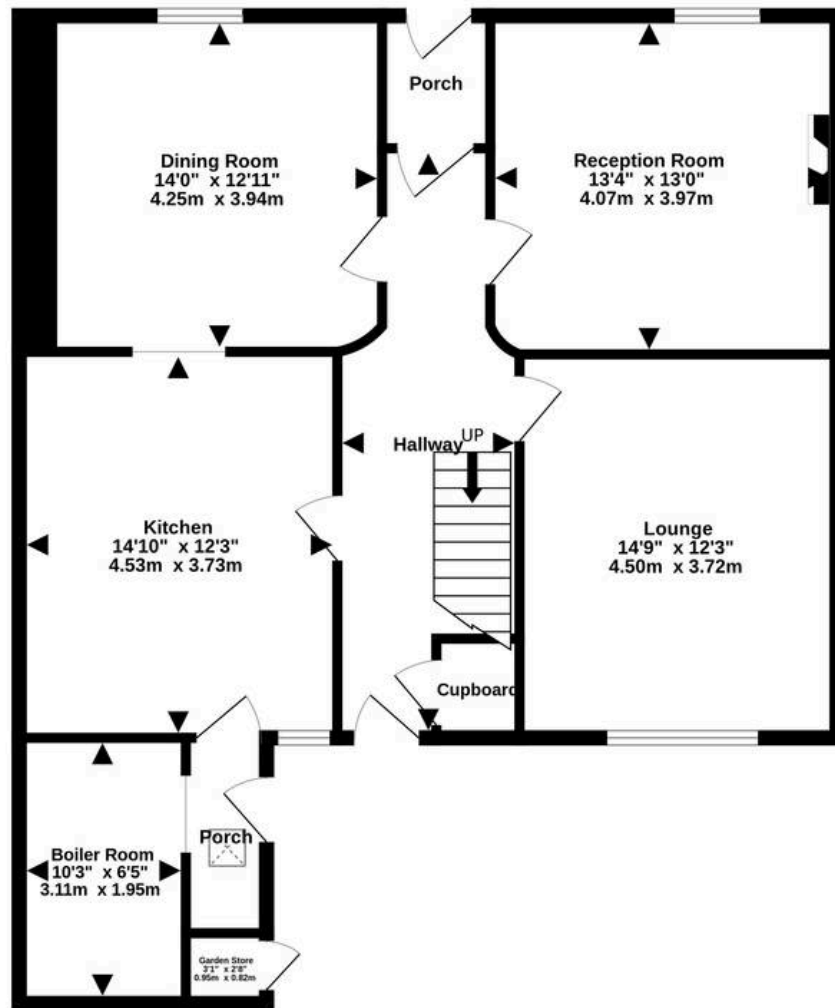




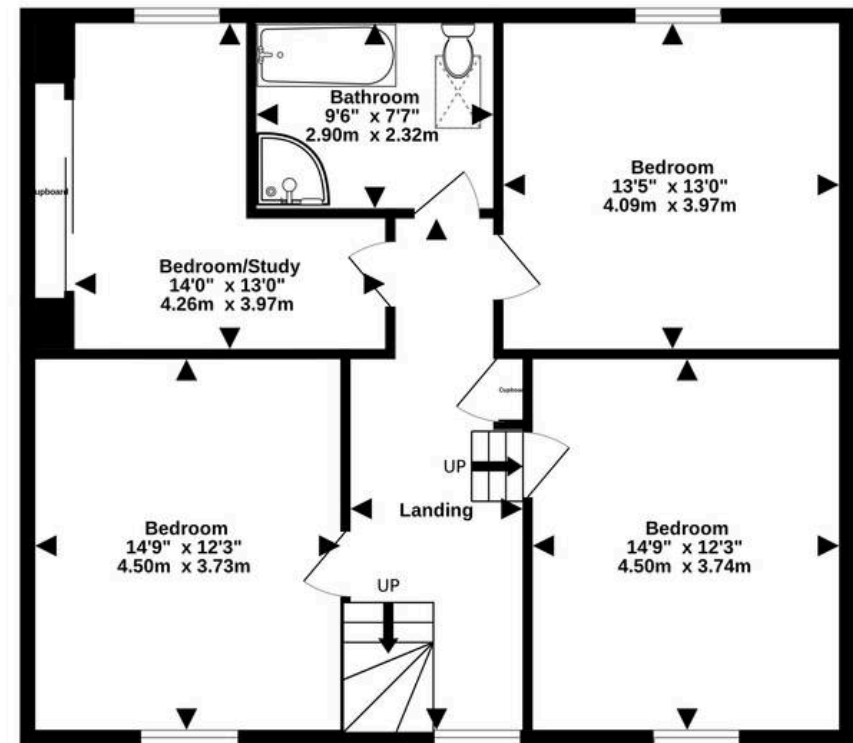




Ground Floor  
953 sq.ft. (88.5 sq.m.) approx.



1st Floor  
869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 1822 sq.ft. (169.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2026



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.







## South West Property Centre Ltd

South West Property Centre, Charlotte Street – DG9 7ED

01776 706147

[property@swpc.co.uk](mailto:property@swpc.co.uk)

[www.southwestpropertycentre.co.uk](http://www.southwestpropertycentre.co.uk)



Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.