

Kilfillan Bungalow, Glenluce

Newton Stewart, DG8 0JN

PRICE: Offers Over £185,000 are invited.

Kilfillan Bungalow

Glenluce, Newton Stewart

Kilfillan occupies an elevated position overlooking the waters of Luce Bay and is to be found some 4 miles from the village of Glenluce, where local amenities are to be found. Local amenities within the village include a general store, sub post office, Primary School, public house, church and general practice healthcare. All major amenities, including supermarkets, a hospital, an indoor leisure pool complex and a secondary school, are to be found in and around the town of Stranraer, some 10 miles distant. Viewing of this most pleasant residence is to be thoroughly recommended.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- A charming detached rural bungalow
- Panoramic views over the waters of Luce Bay
- Very good condition throughout
- Splendid oak kitchen
- Delightful shower room
- Electric heating and uPVC double glazing
- Easily maintained, secluded garden ground
- Off-road parking for a multiple vehicles
- Large brick-built workshop with power and light



Kilfillan Bungalow

Glenluce, Newton Stewart

Occupying an elevated position in a tranquil rural setting, this charming two-bedroom detached bungalow offers an exceptional opportunity to embrace countryside living with breathtaking panoramic views over the sparkling waters of Luce Bay. Presented in very good condition throughout, the property provides comfortable accommodation over one level. Step inside to discover a splendid oak kitchen, thoughtfully designed for both style and functionality, perfect for preparing meals. The comfortable living spaces are enhanced by electric heating and uPVC double glazing. Two bedrooms provide restful retreats, while the delightful shower room is finished to a high standard with contemporary fittings. Further enhancing the appeal is a substantial brick-built workshop with power and light, ideal for hobbies, storage or as a home office. With off-road parking for several vehicles, this property offers both convenience and versatility in a truly idyllic setting.



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The outside space complements the home beautifully, with easily maintained, secluded garden ground that provides a peaceful sanctuary for relaxation and entertaining. Lawns are bordered by mature shrub hedges and colourful flower beds, creating a vibrant yet private outdoor environment. A paved patio area invites al fresco dining and leisurely afternoons, all while taking in the uninterrupted views across Luce Bay. The gardens are thoughtfully designed for low maintenance, allowing you to fully enjoy the tranquil surroundings without the burden of extensive upkeep. To the side of the property, dedicated off-road parking accommodates a number of vehicles, making this home ideal for guests or those with multiple cars. Whether you are seeking a permanent residence or a delightful rural retreat, this cottage offers a rare blend of comfort, privacy and natural beauty in one of the region's most picturesque locations.



Sun Lounge

A well-proportioned sun lounge to the front with panoramic views over Luce Bay. Recessed lighting and an electric storage heater.

Lounge

A lounge with a window to the side. There is an electric fire, wall lights, a TV point and an electric storage heater.

Kitchen

The spacious kitchen has been fitted with a full range of oak floor and wall-mounted with granite style worktops incorporating a stainless sink with a swan neck mixer. There is a ceramic hob, built-in double oven and a breakfast bar.

Utility Room

A utility room to the rear with floor and wall-mounted units in white with a granite style worktops. Plumbing for an automatic washing machine.

Shower Room

The shower room is fitted with a WHB, WC and a corner shower cubicle with an electric shower. Ceramic wall tiles to dado rail height and a wall mirror.

Bedroom 1

A bedroom with a window to the side and a built-in wardrobe.

Bedroom 2

A bedroom to the rear with a built-in wardrobe.

Workshop

A block-built workshop to the rear with double doors to the front, side service door, power and light.



GARDEN

The property is set amidst its own area of easily maintained, secluded garden ground comprising areas of lawn, a paved patio, flower borders and mature shrub hedges.

OFF STREET

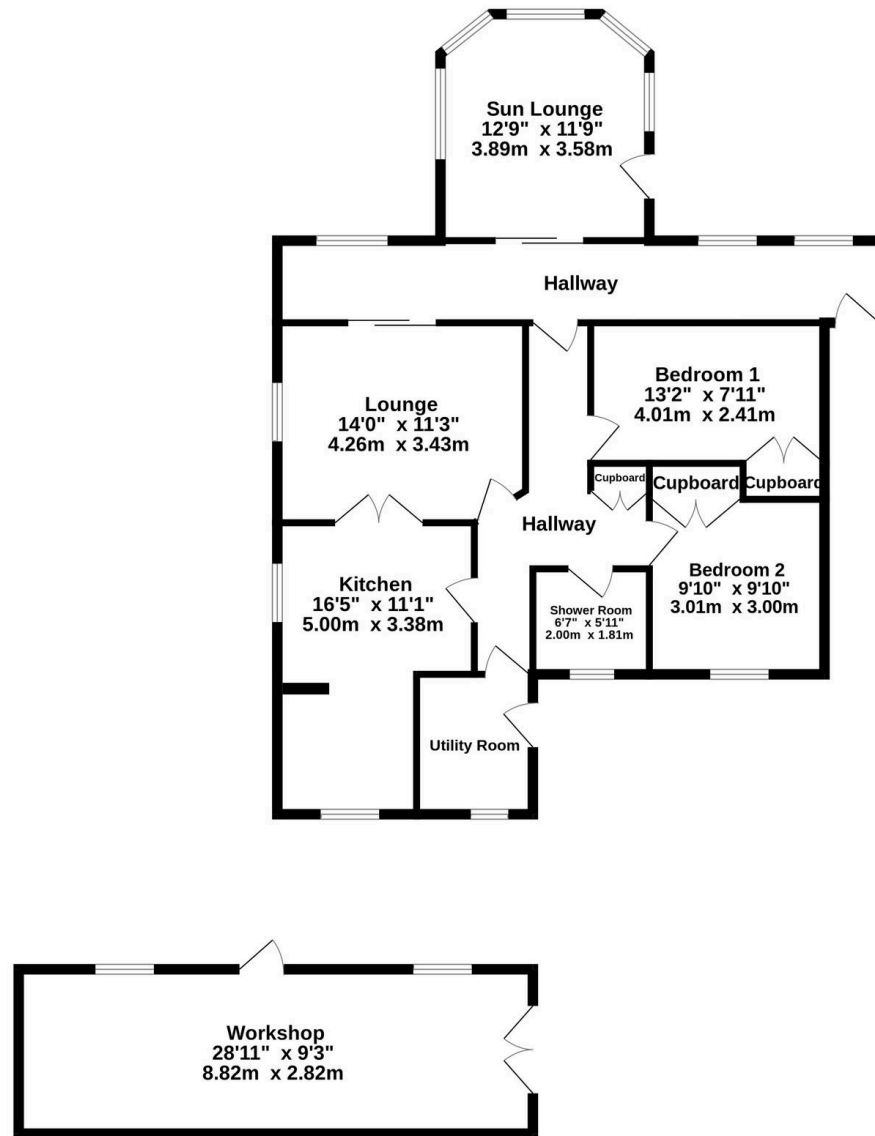
3 Parking Spaces

There is dedicated off-road parking to the side of the property for a number of vehicles.

DRIVEWAY



Ground Floor
1291 sq.ft. (120.0 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (120.0 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.





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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.