



Trabbeken Main Street, Glenluce

Newton Stewart

PRICE: Offers Over £395,000 are invited

Trabbeken Main Street

Glenluce, Newton Stewart

Situated on Main Street in the picturesque village of Glenluce, this property enjoys a convenient setting within one of Wigtownshire's most sought-after communities. Glenluce offers an excellent range of everyday amenities including a village shop, primary school, café, hotel, church and community facilities, all within easy reach. Surrounded by beautiful countryside yet well connected to the A75, the village provides an ideal balance between rural living and accessibility. The nearby town of Stranraer is approximately 10 miles away and offers a wider range of supermarkets, secondary schooling, healthcare services, leisure facilities and transport links. The surrounding area is renowned for its spectacular coastline, woodland walks, golf courses and outdoor pursuits, making Glenluce a fantastic location for families, retirees and those seeking a peaceful lifestyle in South West Scotland.

Council Tax band: F

EPC Energy Efficiency Rating: B



Trabbeken Main Street

Glenluce, Newton Stewart

- Exceptional detached contemporary bungalow
- Three generous double bedrooms
- Luxurious principle bedroom with dressing room and en-suite shower room
- Spacious lounge with feature fireplace housing fuel burning stove
- Stunning open-plan kitchen, dining and family room
- Contemporary family bathroom with freestanding bath
- Air source heating and solar panels providing excellent energy efficiency
- High quality finishes throughout
- Detached garage with electric roller door, power & lighting
- Extensive driveway providing parking for numerous vehicles

Occupying a generous plot within the desirable village of Glenluce, this exceptional detached bungalow offers spacious contemporary accommodation, thoughtfully designed and finished to an impressive standard throughout.

The welcoming reception hall leads into the heart of the home, where a beautifully appointed open-plan kitchen and dining room provides an excellent space for both family life and entertaining. Fitted with a quality range of modern units and integrated appliances, the dining area benefits from French doors opening onto the extensive paved patio, seamlessly connecting the indoor and outdoor living spaces.



Leading directly from the kitchen is the generous lounge, a bright and comfortable room centred around an attractive feature fireplace, providing the perfect space to relax.

A separate utility room offers additional practicality and storage as well as access to a separate WC, while the accommodation continues with three generously proportioned double bedrooms. The impressive principal suite enjoys the luxury of a dedicated dressing room with extensive fitted wardrobes together with a contemporary en-suite bathroom. The remaining bedrooms are served by a stylish family bathroom featuring both a freestanding bath and separate walk-in shower.

Externally, the property is equally impressive. A sweeping gravel driveway provides ample parking for numerous vehicles and leads to a detached garage complete with an electric roller door, power and lighting as well as 10 kilowatt battery storage. The surrounding gardens have been designed with low maintenance in mind, offering extensive gravelled areas alongside a substantial paved terrace, creating an ideal setting for outdoor dining and entertaining.

Further benefits include air source heating, solar panels, quality double glazing and modern insulation, providing excellent energy efficiency and lower running costs.

This superb home combines modern specification, spacious single-level living and an enviable village setting, making it an outstanding opportunity for families, downsizers and those seeking a high-quality home in South West Scotland.

Hallway

A bright and spacious reception hall finished to a high standard, featuring quality wood-effect flooring, contemporary internal doors and a built-in storage cupboard. The composite entrance door with glazed side panels provides excellent natural light and creates an impressive first impression.



Lounge

17' 9" x 14' 8" (5.40m x 4.46m)

A generously proportioned main reception room with a large front-facing window providing excellent natural light. Finished with contemporary flooring and centred around an attractive oak fireplace with brick inset and multi-fuel stove, creating a practical focal point. Glazed double doors open directly into the kitchen/dining room, allowing the two spaces to be used together or separately.

Kitchen

16' 10" x 15' 8" (5.14m x 4.78m)

An impressive open-plan kitchen and dining room forming the heart of the home. Fitted with a comprehensive range of contemporary base and wall units complemented by extensive solid wood worktops and a large central island incorporating additional storage, breakfast seating and a wine cooler. Integrated appliances include a double oven and coffee machine, while the freestanding SMEG range cooker provides an attractive focal point. Recessed ceiling lighting, generous worktop space and a large window overlooking the garden create a bright and practical working environment. The dining area sits adjacent to the kitchen and enjoys direct access to the rear garden through French doors, making the space well suited to day-to-day family living.

Dining Room

11' 9" x 9' 4" (3.58m x 2.85m)

A bright and well-proportioned dining room positioned adjacent to the kitchen, offering ample space for a family dining table and additional furniture. French doors provide direct access to the rear garden and allow plenty of natural light into the room, while the open connection to the kitchen creates a practical layout suited to modern family living.



Utility Room

9' 7" x 9' 4" (2.91m x 2.85m)

A practical utility room fitted with matching base and tall units providing excellent additional storage, together with complementary worktops and a stainless steel sink. There is space and plumbing for laundry appliances, while a glazed external door provides direct exterior access to the rear of the property as well as access to a separate WC. Finished to the same high standard as the kitchen, the room offers useful additional workspace and everyday practicality.

WC

5' 9" x 5' 3" (1.74m x 1.61m)

A modern WC fitted with a two-piece white suite comprising a wash hand basin and WC. A rear-facing window provides natural light, making it a practical addition for everyday use and guests.

Bedroom

12' 6" x 9' 5" (3.80m x 2.88m)

A well-proportioned double bedroom with space for a double bed and a range of freestanding furniture. A large front-facing window provides good natural light, while the neutral décor offers a bright and versatile space suitable as a main or guest bedroom.

Bedroom

12' 6" x 9' 5" (3.80m x 2.88m)

A well-proportioned double bedroom with space for a double bed and a range of freestanding furniture. A large front-facing window provides good natural light, while the neutral décor offers a bright and versatile space suitable as a main or guest bedroom.



Bathroom

11' 7" x 9' 4" (3.52m x 2.85m)

A spacious, contemporary family bathroom finished to a high standard with full-height wall tiling and quality fittings throughout. The suite comprises a freestanding bath, a large walk-in shower with rainfall shower head and glass screen, WC, and a vanity unit incorporating a wash hand basin with useful storage below. A heated towel rail and opaque window provide additional practicality, while the generous floor area enhances the overall sense of space.

Master Bedroom

16' 10" x 13' 0" (5.14m x 3.96m)

A substantial principal bedroom offering excellent proportions, with ample space for a king-size bed and a wide range of additional freestanding furniture. A large front-facing window provides excellent natural light, enhancing the spacious feel of the room. The bedroom benefits from a dedicated dressing room together with a stylish en-suite shower room, creating a well-designed principal suite that provides both comfort and practicality.

En-suite

12' 9" x 6' 8" (3.88m x 2.02m)

A spacious en-suite bathroom fitted with a contemporary four-piece suite comprising a freestanding bath, large walk-in shower with glazed screen and rainfall shower, vanity unit incorporating wash hand basin with storage below, and WC. Finished with modern wall and floor tiling, recessed ceiling spotlights, a heated towel radiator and a frosted window providing natural light and ventilation.



Dressing Room

12' 9" x 6' 4" (3.88m x 1.94m)

A well-proportioned dressing room fitted with an extensive range of built-in wardrobes providing excellent hanging and storage space. The room also offers space for a dressing table or home office desk, with a window providing natural light. Positioned between the principal bedroom and en-suite bathroom, it creates a practical and well-designed principal suite.

Garage

21' 7" x 13' 5" (6.57m x 4.08m)

A substantial detached garage with an electric roller door, separate pedestrian access door, power and lighting. The garage offers excellent storage to include 10 kilowatt battery storage with ample additional parking available on the extensive driveway.

Rear Garden

The rear garden has been designed for ease of maintenance and features a substantial paved terrace providing ample space for outdoor seating. The remainder is finished with decorative stone, creating a clean and low-maintenance outdoor space. The garden is fully enclosed with modern fencing, offering a good degree of privacy, and benefits from access to the utility room and dining room via French doors.

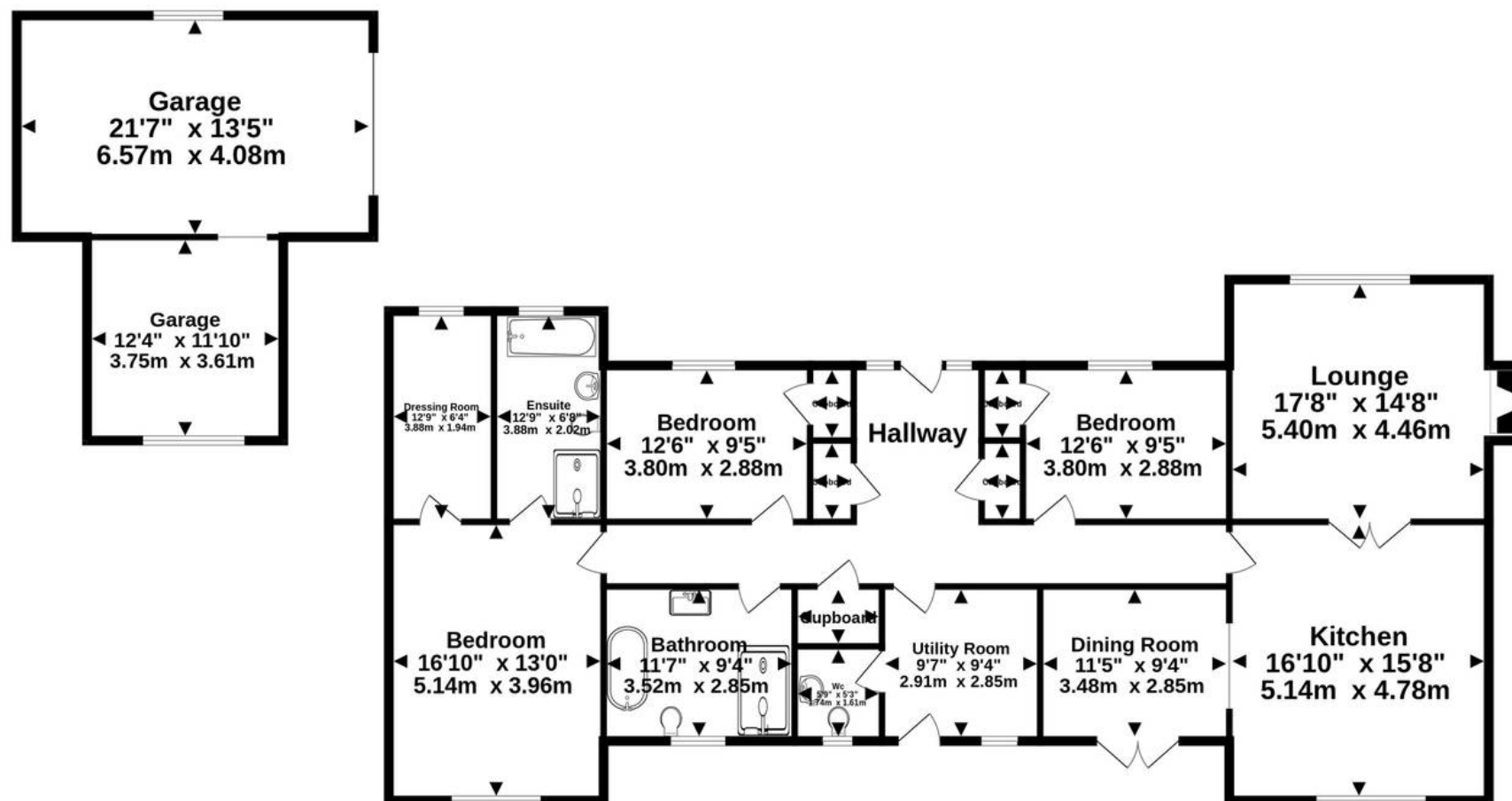
Driveway

4 Parking Spaces

The property is approached via a substantial sweeping driveway providing extensive off-road parking and access to the detached double garage. The front garden has been landscaped for ease of maintenance, incorporating decorative stone, raised planted beds and external lighting, creating an impressive approach to the property. The generous plot offers excellent space for parking and manoeuvring while retaining an attractive, low-maintenance finish.



Ground Floor
2173 sq.ft. (201.9 sq.m.) approx.



TOTAL FLOOR AREA : 2173 sq.ft. (201.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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