



Glen Maree, Monreith

Newton Stewart, DG8 9LW

Offers Over £200,000 are invited.

The property is situated within the sought-after coastal area of Monreith, a charming and peaceful rural location in Dumfries & Galloway, renowned for its unspoilt coastline and scenic surroundings. Enjoying an elevated position with attractive sea views, the setting offers a tranquil lifestyle with a real sense of space and privacy. Monreith lies just a short drive from the popular harbour village of Port William, where local amenities include a general store, primary schooling and a range of leisure facilities. The wider area is well known for its natural beauty, with coastal walks, beaches and countryside all easily accessible, making it ideal for outdoor enthusiasts. Further amenities can be found in the nearby towns of Whithorn and Wigtown, Scotland's National Book Town, while larger centres such as Newton Stewart and Stranraer provide a more comprehensive range of shops, supermarkets and services.

- Spacious detached bungalow with additional upper accommodation
- Generous plot with well maintained gardens
- Large sweeping driveway with ample parking and turning space
- Substantial detached shed/ workshop - ideal for storage, business or hobby use
- Rural setting with open coastal/ countryside views
- Flexible accommodation with potential or further development (subject to consents)
- Ideal lifestyle property for those seeking space both inside & out
- Peaceful location with high degree of seclusion
- Close to all local amenities



Occupying a generous plot within a peaceful rural setting, this spacious detached property offers an excellent opportunity to acquire a home with significant outdoor space, versatile accommodation and a substantial outbuilding, ideal for a variety of uses. The property is approached via a sweeping driveway, providing ample off-road parking and turning space for multiple vehicles, with a central feature adding character to the approach.

The surrounding grounds are well maintained, with areas of lawn and established planting, all bordered by traditional stone dyke walls which enhance both privacy and charm while enjoying open countryside views. Internally, the accommodation is well proportioned and flexible, with the original bungalow layout having been adapted to provide additional upper accommodation, making it well suited to a range of buyers. The property offers excellent potential for further modernisation or reconfiguration, depending on individual requirements.

A standout feature of the property is the large detached shed/workshop, offering superb versatility. This space will appeal to those with business interests, storage needs, or lifestyle requirements such as workshop use, vehicle storage or hobbies. The property enjoys a tranquil setting with a strong sense of privacy, while still remaining accessible, making it ideal for those seeking a semi-rural lifestyle with space both inside and out. The property is of non-traditional Dorran construction (a post-war prefabricated reinforced concrete build), and interested parties are advised to seek clarification from their lender prior to offering.



Lounge

22' 7" x 12' 8" (6.88m x 3.85m)

A bright and generously proportioned lounge benefitting from a large picture style double glazed window providing an attractive open outlook across the surrounding countryside as well as coastal views. A feature fireplace with decorative surround. Neutral décor and ceiling cornicing whilst the layout allows for flexible furniture arrangements. Central heating radiator and access to dining room.

Dining Room

12' 1" x 11' 11" (3.68m x 3.64m)

A well-proportioned and inviting dining room with a large double glazed window providing an open outlook across the surrounding countryside. The room offers ample space for a full dining suite as well as benefitting from a central heating radiator and access to kitchen.

Kitchen

13' 4" x 13' 1" (4.07m x 3.98m)

A functional and well-proportioned kitchen offering a practical layout with ample workspace and storage, currently comprising a range of base and wall units. There is space for a range of free standing appliances, whilst a central island unit provides additional preparation space and flexibility. A door provides access to rear utility area as well as outside access to garden grounds.

Utility Room

12' 6" x 4' 11" (3.82m x 1.49m)

A useful and practical utility room, positioned off the kitchen, providing additional space for laundry and household tasks. The room is fitted with a sink and worktop area, along with space for free standing appliances as well as plumbing for a washing machine.





Shower Room

8' 1" x 4' 1" (2.46m x 1.25m)

A functional shower room comprising of a shower enclosure, wash hand basin and WC. The space is fitted with tiled walls for ease for maintenance and benefits from a central heating radiator. While currently serviceable, the room would benefit from modernisation, offering purchasers an opportunity to upgrade to their own taste.

Bathroom

9' 10" x 5' 7" (3.00m x 1.70m)

A spacious bathroom comprising of a three piece suite to include a bath, wash hand basin and WC as well as having mix of tiled and panelled walls and a rear double glazed window. A central heating radiator and a practical layout for allowing additional storage if required. While fully functional, the bathroom offers scope for modernisation.

Sitting Room

22' 5" x 11' 6" (6.84m x 3.51m)

A bright and spacious family room benefitting from dual aspect double glazed window and sliding patio door which provide direct access to the garden grounds as well as taking full advantage of the surrounding countryside views. Offering a generous footprint accommodating for both a lounge/ informal dining area making this space highly versatile.

Bedroom

12' 1" x 10' 4" (3.68m x 3.16m)

A spacious double bedroom enjoying a pleasant outlook over surrounding countryside via a large double glazed window. The room offers generous proportions as well as benefitting from an extensive range of built-in wardrobes and storage units as well as the bedroom layout remaining flexible with ample room for additional furniture if required.



Bedroom

13' 1" x 10' 6" (3.98m x 3.19m)

A bright and well proportioned double bedroom benefitting from a large double glazed window providing a front outlook over garden grounds and surrounding countryside. With generous built in storage and central heating radiator as well as providing ample space for additional free standing furniture.

Bedroom/ Study

10' 2" x 9' 10" (3.10m x 3.00m)

A well-proportioned room currently utilised as a home office, offering excellent versatility to suit a range of needs. Benefitting from a large double glazed window, this room would also lend itself equally well as a third bedroom or nursery depending on requirements.

Garden

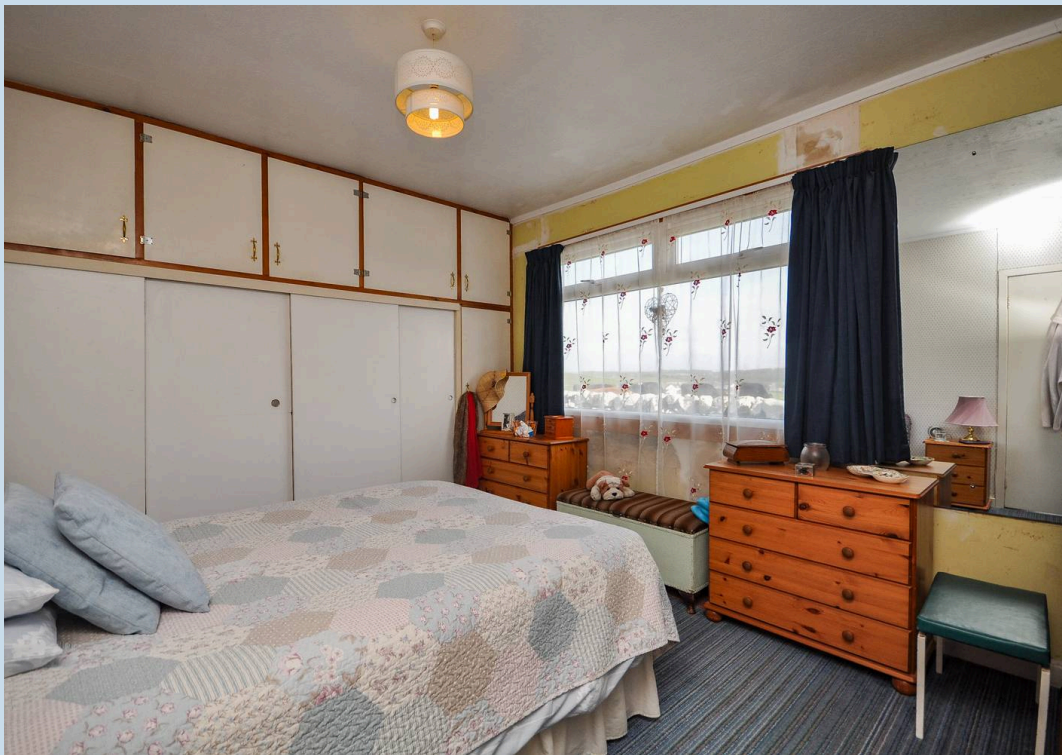
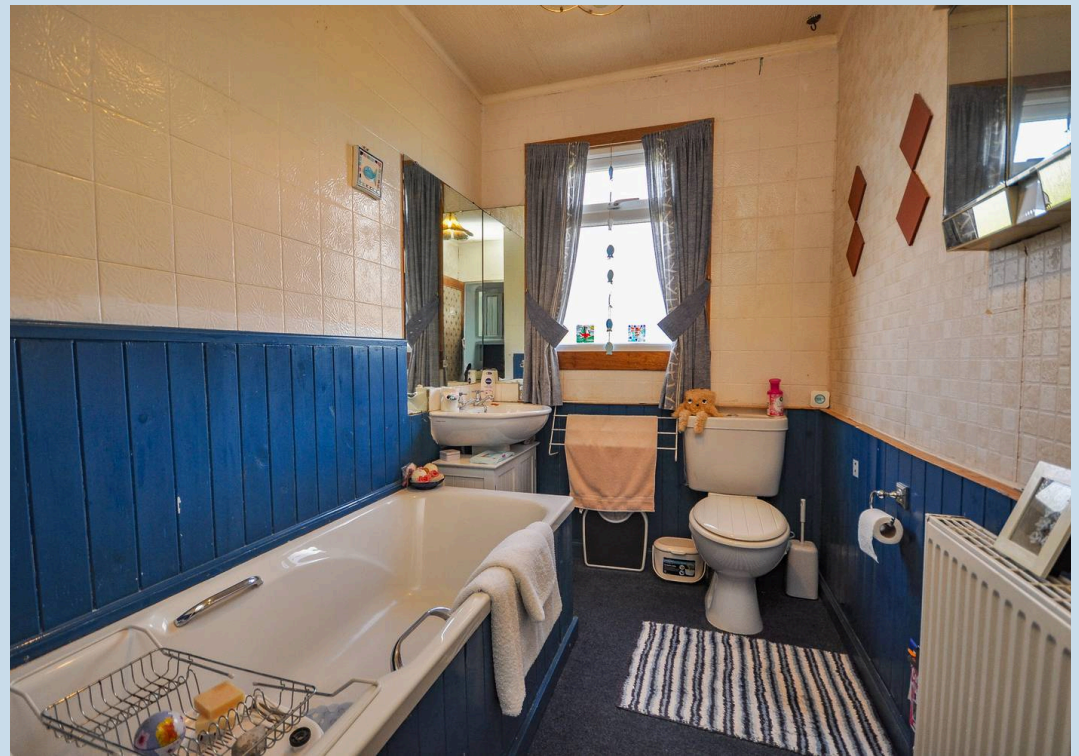
The property is set within generous garden grounds, predominantly laid to lawn and enjoying a high degree of privacy. The gardens are well-established, featuring a variety of mature shrubs, planting areas and stone boundary walls. A gated access provides entry to the grounds, while the surrounding countryside offers attractive open views, enhancing the overall setting. The plot provides an for those seeking outdoor space, with potential for further landscaping or personalisation if desired.

Driveway

4 Parking Spaces

A generous sweeping driveway provides ample off-road parking and turning space for multiple vehicles, with a central planted island. The property benefits from a substantial detached agricultural-style shed, ideal for storage, workshop use or those with lifestyle or business interests requiring space. The driveway layout is particularly practical, allowing for easy manoeuvring—ideal for larger vehicles, trailers or those needing additional parking flexibility.



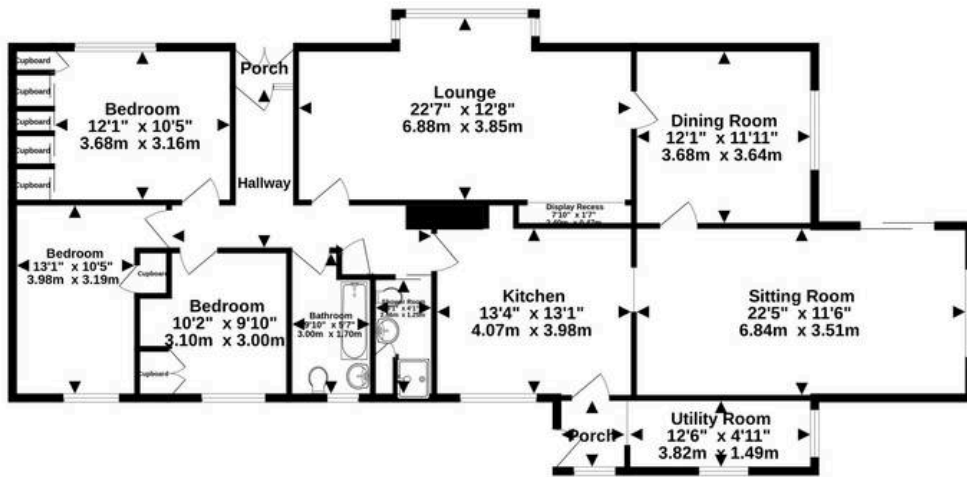




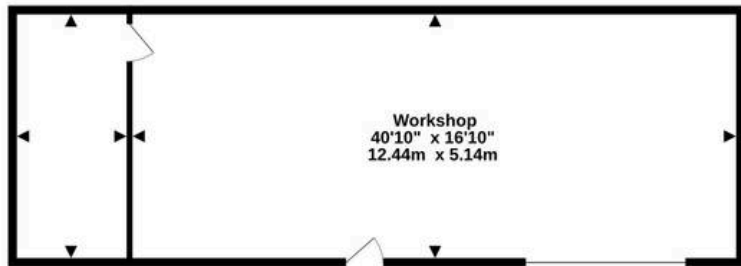
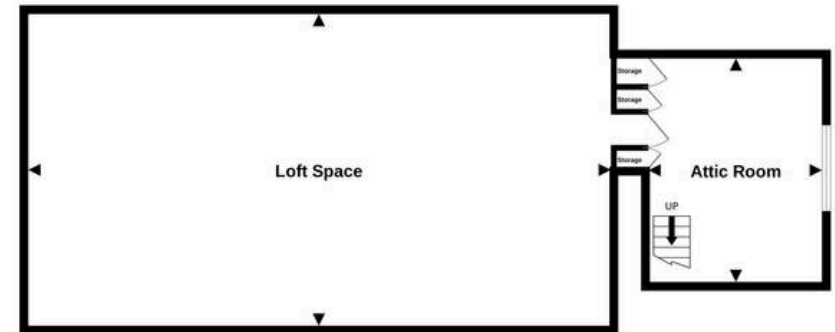




Ground Floor
2293 sq.ft. (213.0 sq.m.) approx.



1st Floor
1048 sq.ft. (97.4 sq.m.) approx.



TOTAL FLOOR AREA : 3342 sq.ft. (310.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout.

COUNCIL TAX Band D **EPC RATING** F (25)

SERVICES

Mains water, electricity and drainage to septic tank. Electric central heating.

VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

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.

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.

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. Presale 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.

