



Seven Oaks Main Street, Glenluce

Newton Stewart, DG8 0PN

Offers Over £115,000 are invited

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Glenluce, Newton Stewart, DG8 0PN

Conveniently located just off the A75, local amenities within the village include general store, restaurant and hotel while all major amenities are located within the town of Stranraer some 6 miles distant and include supermarkets, primary/secondary schooling, healthcare and indoor leisure pool complex. There is a regular transport service to the town.

- Substantial family home
- Traditional features
- Detached garage
- Off road parking
- Stunning outlook
- Convenient location
- Multi fuel burning stove
- Ideal renovation project

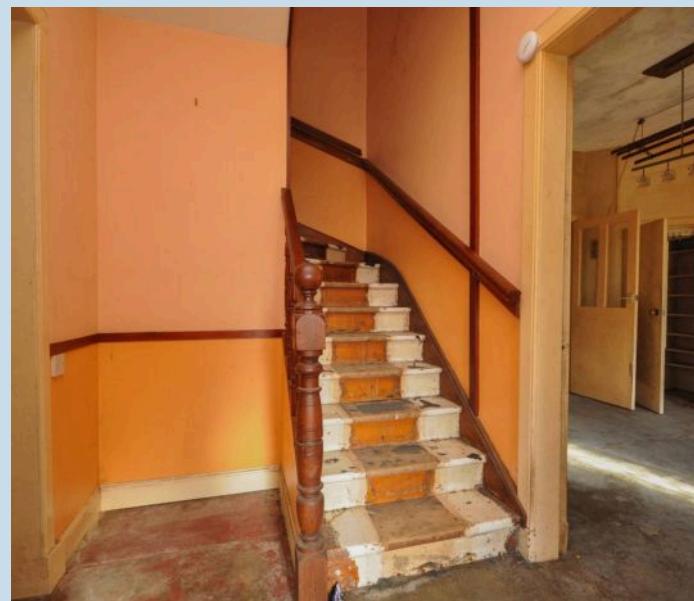


Presenting a substantial four-bedroom detached house, this charming property offers an exciting opportunity for families seeking a spacious home with character and potential. Stepping inside, you are greeted by traditional features that lend an air of timeless elegance throughout, including decorative cornicing, original doors, and beautifully proportioned rooms that capture the essence of classic architecture.

The versatile layout is ideal for modern family living, with generous reception areas that provide ample space for entertaining and relaxation. A highlight of the home is the welcoming lounge, where a multi-fuel burning stove creates a warm and inviting focal point. The kitchen area is well-sized and awaits your personal touch, presenting an excellent canvas for renovation to suit your tastes and lifestyle.

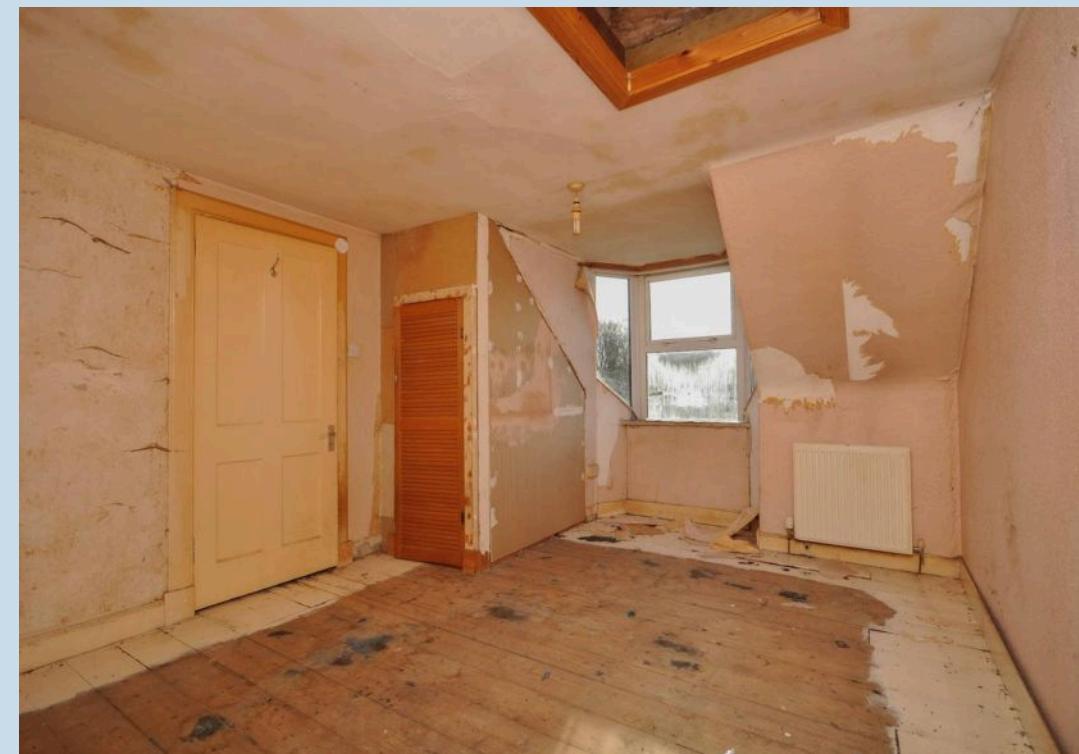
Four well-appointed bedrooms offer flexible accommodation for family members or guests, each benefitting from natural light and pleasant views that enhance the sense of space and comfort. The property also features a detached garage and convenient off-road parking, ensuring practical day-to-day living.

With a stunning outlook and a location that boasts easy access to local amenities, reputable schools, and transport links, this home promises both tranquillity and convenience. Ideal as a renovation project, this detached house provides the perfect foundation for those wishing to create their dream family residence while enjoying the benefits of a sought-after setting and enduring traditional charm.



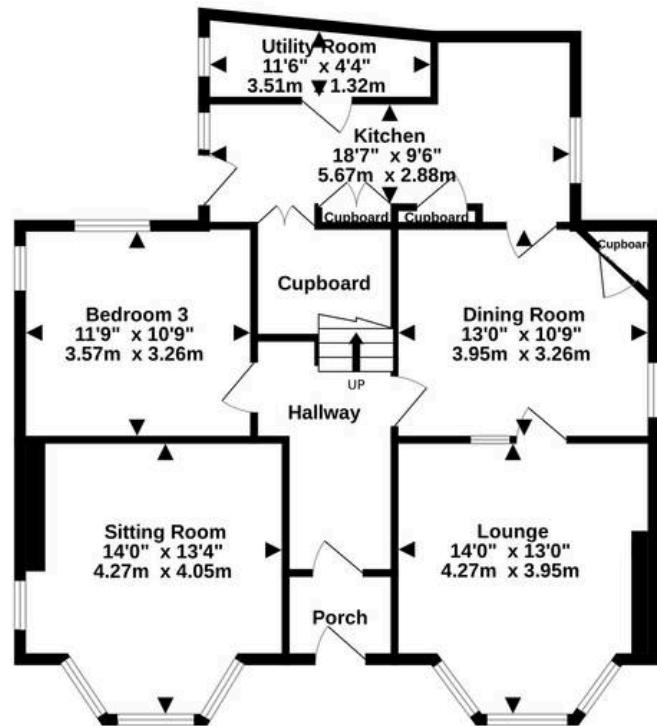
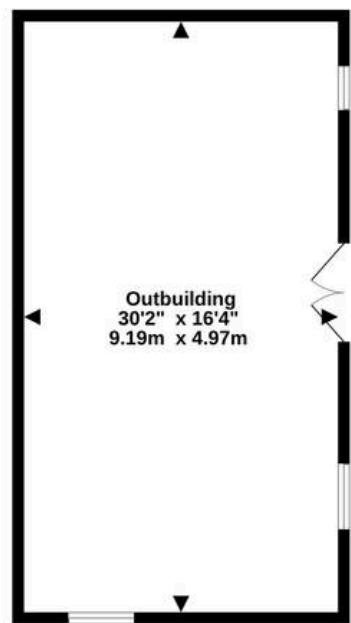




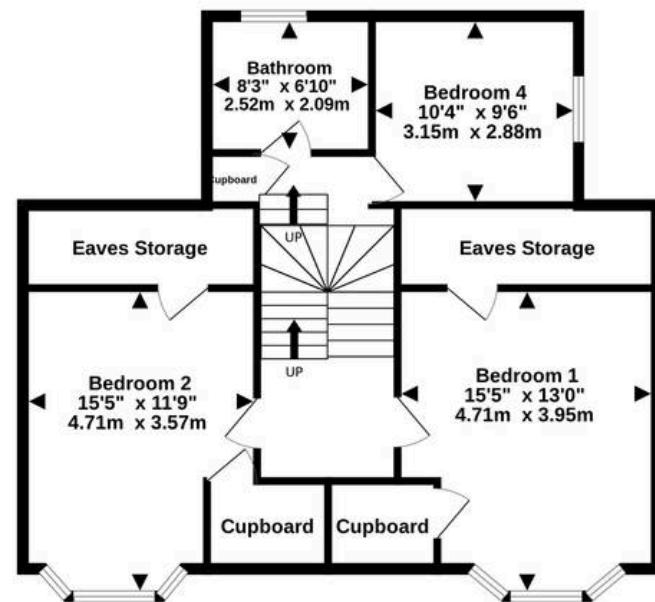




Ground Floor
1393 sq.ft. (129.4 sq.m.) approx.



1st Floor
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA : 2163 sq.ft. (201.0 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. Other items may be available through separate negotiation.

COUNCIL TAX D EPC RATING E - 40

SERVICES

Mains electricity, water & drainage. Oil fired 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.

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

