

An aerial photograph of a property in Glenluce, Newton Stewart. The central focus is a white house with a dark roof, a conservatory, and a chimney. To the right is a white garage with a solar panel on the roof. A silver car is parked in a gravel driveway. The property is surrounded by lush green fields, some with sheep grazing. A stone wall and a stream are visible in the background. The Galbraith logo is in the top right corner.

Galbraith

5 BALCARRY HOLDINGS
GLENLUCE, NEWTON STEWART



5 BALCARRY HOLDINGS, GLENLUCE, NEWTON STEWART

A charming 2 bedroom cottage with substantial outbuilding, surrounded by open countryside, enjoying views over Luce Bay.

Stairhaven 1 mile ■ Glenluce 1.7 miles ■ Stranraer 10.5 miles
Newton Stewart 17.2 miles ■ Ayr 57.8 miles ■ Dumfries 64.3 miles

0.23 Acres

Offers Over £220,000

- 2 reception rooms. 2 bedrooms (1 en-suite)
- Air source heat pump and solar panels
- Sun Room with panoramic views
- Garage/Workshop
- Garden with three timber sheds.
- Parking

Galbraith

Castle Douglas
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 OnTheMarket





SITUATION

5 Balcarry Holdings is situated in an elevated position, optimising the views across the surrounding countryside and Luce Bay, in a quiet rural location just one mile from the quiet coastal hamlet of Stairhaven.

Glenluce is the nearest village, 1.7 miles from 5 Balcarry Holdings, and it has a shop, doctor's surgery, church, primary school, bowling club, small gym and a golf club nearby (County Golf Club).

The nearest town Stranraer, benefits from a secondary school, primary schools, hospital (Galloway Community Hospital), supermarkets, shops, offices, hotels, restaurants, and the Ryan Leisure Centre and Theatre. Stranraer has a marina located at the southern end of Loch Ryan and hosts an annual Oyster Festival annually to promote the wonderful Loch Ryan oysters and other local food and drink. The Loch also hosts major sporting events including the Skiffie Worlds.

Both curling and horse riding are very popular in the area, nearby Stranraer & District Riding Club offers training and holds regular events, and curling is available at the North West Castle, Stranraer.

This area of south west Scotland is home to some beautiful scenery, with numerous coastal villages around Luce Bay, and the nearby Galloway Forest Park offers walks and mountain bike trails, and is part of the UK's first Dark Sky Park, giving it breath-taking views of the night sky. Further west Logan Botanic Gardens, Scotland's most exotic gardens and Gallie Craig, a Cliff Top Coffee Shop are just two exceptional places to visit whilst in the area or on a day out.

Communications in the area are good, trains to Ayr and Glasgow are available from the station in Stranraer. The Port of Cairnryan is just over 6 miles from Stranraer and two ferry operators run passenger and freight services to Northern Ireland both Larne & Belfast.

DESCRIPTION

5 Balcarry Holdings is a charming 2 bedroom rural retreat in a beautiful area of south west Scotland. The main entrance opens in to a boot room, with wall to wall fitted storage cupboards, shelved with sliding doors. The double aspect sitting room adjacent enjoys stunning sea views. The current owner has a 'Woodwarm' wood burning stove set in to the fire place, this is available by separate negotiation. Both the sun room and kitchen also benefit from the far-reaching views, the coastal village of Sandhead can be seen across the Bay on clear days. The traditional farmhouse dining kitchen has an Indesit electric oven and grill with an electric hob, and space and plumbing for white goods.

Bedroom 1 has an en-suite shower room, and the bathroom adjacent has a bath with shower over. Bedroom 2 has charming garden views could easily be adapted to provide a home office or hobby room should the new owners require.

5 Balcarry Holdings has both solar panels and an air source heat pump, providing a favourable energy rating, resulting in reduced energy bills. Both were installed in 2024, and there are 8 solar panels in total, 6 on the garage/workshop and 2 on the property. A smart meter sends the information to the provider 'Octopus' and extra energy generated goes back to the grid. The hot water tank and solar panel (controls) are housed in the boot room.

5 Balcarry Holdings is an idyllic 'escape to the country', a cosy bolt hole in a picturesque coastal area within a short distance of local amenities.



Bedroom 1



En-suite Shower Room



Bathroom

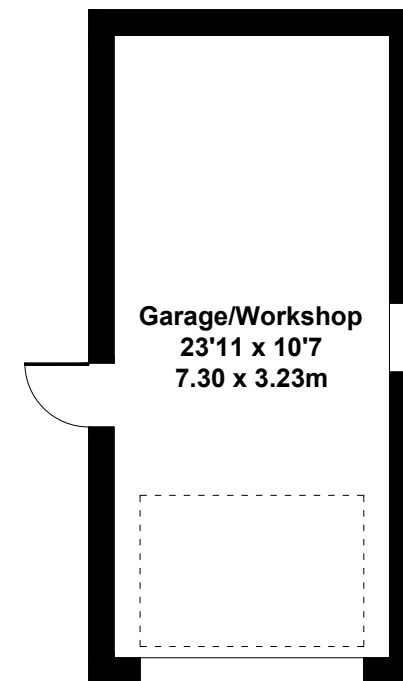
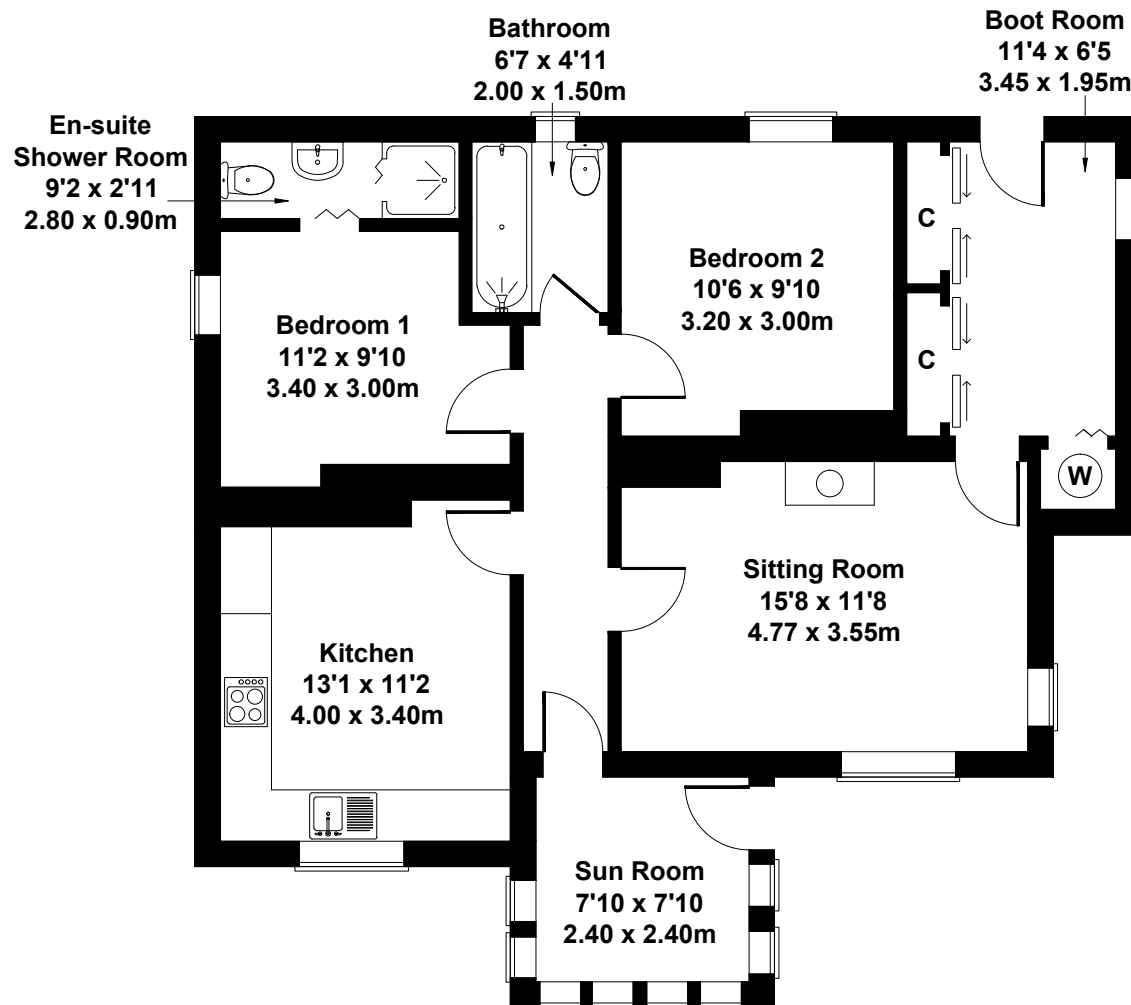


Bedroom 2



5 Balcarry Holdings, Glenluce, Newton Stewart, DG8 0NJ

Approximate Gross Internal Area
1141 sq ft - 106 sq m



GARAGE

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

ACCOMMODATION

Ground Floor: Boot Room. Sitting Room. Sun Room. Kitchen. Bedroom 1 with en-suite Shower Room. Bathroom. Bedroom 2.

Garage/Workshop 7.3m x 3.23m

Of breezeblock construction with concrete floor, power, pitched room (max 4.5m) and a remote-control roller door and separate pedestrian entrance.

GARDEN

On arrival at 5 Balcarry Holdings there is a parking space in front of the entry gate, and further parking inside the entrance. The low maintenance garden encompasses the property, with sections of gravel, raised beds and three timber sheds provide workspace and storage space for garden tools and equipment. One timber shed is used to store wood for the wood burning stove. In addition a narrow strip of lawn with sea views provides a sheltered and quiet place for hosting friend and family, this area has two pear trees, an apple tree, gooseberry bushes and red currant bushes.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic tank	Freehold	Air Source	Band C	B 81	Plusnet Hub	YES

DIRECTIONS

If travelling from Stranraer turn right off the A75 at Glenluce where it is signposted for Stairhaven, and follow the coastal road for approximately 1.2 miles. The turn left where it is signposted for 'Easterton' and follow the road for approximately 0.3 miles. At the 'Y' junction follow the road round to the left and 5 Balcarry Holdings is the second house on your right.

If approaching from Newton Stewart, continue down the Glenluce bypass then turn left where Stairhaven is signposted.

POST CODE

DG8 ONJ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: intention.engrossed.chilled

SOLICITORS

McAndrew and Richardson
44 Hanover Street
Stranraer

LOCAL AUTHORITY

Dumfries and Galloway Council.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

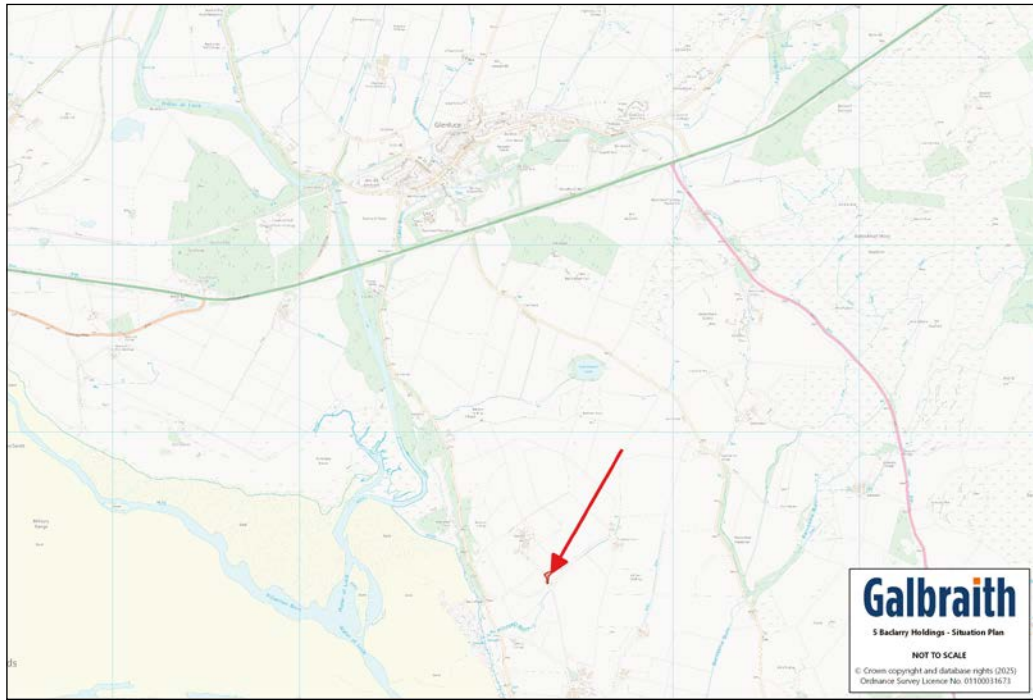
ANTI MONEY LAUNDERING (AML) REGULATIONS

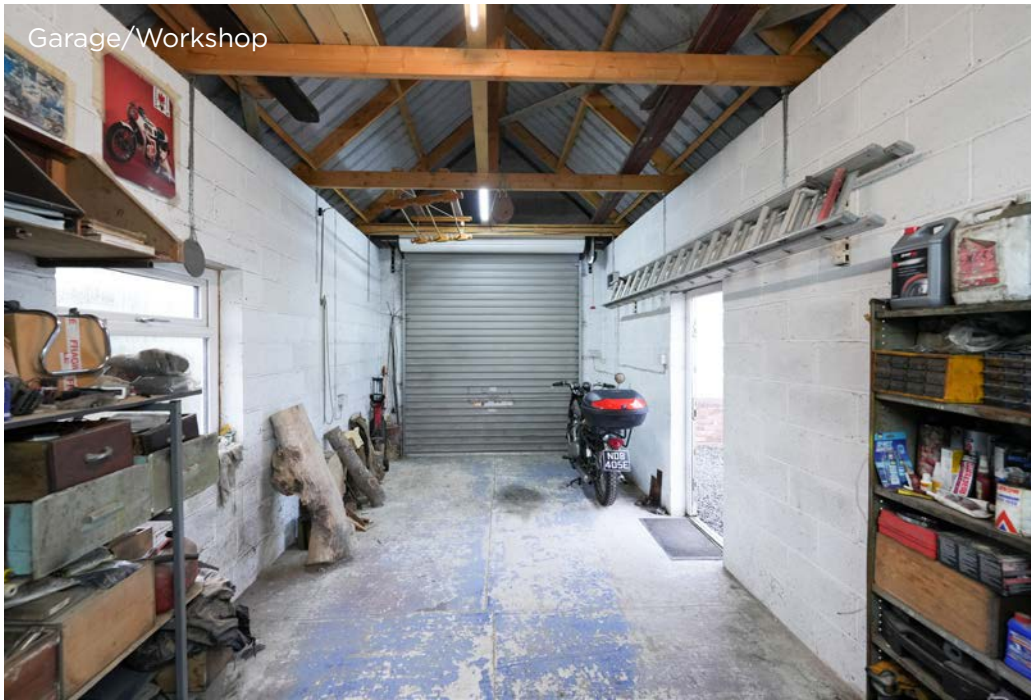
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in January 2025.







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