

**Galbraith**



# **GILLESPIE LODGE**

AUCHENMALG, GLENLUCE, NEWTON STEWART



## GILLESPIE LODGE, AUCHENMALG, GLENLUCE, NEWTON STEWART

A spacious 3 bedroom coastal property with views encompassing Luce Bay, from the Mull of Galloway on the west to Monreith on the east, to the Isle of Man beyond.

Glenluce 5.8 miles ■ Wigtown 14 miles ■ Stranraer 15.2 miles  
Newton Stewart 19.6 miles

Acreage 0.33acres

Offers Over £375,000

- 2 reception rooms. 3 bedrooms
- Open plan kitchen/dining/living room
- Master bedroom with dressing room and en-suite shower room
- Garage
- Garden and patio
- Parking

### Galbraith

Castle Douglas  
01556 505346  
castledouglas@galbraithgroup.com

 OnTheMarket





### SITUATION

Gillespie Lodge is situated by the A747 on the Luce Bay coastline, with far reaching coastal views incorporating the Mull of Galloway and the Isle of Man and just 0.9 miles from a popular local restaurant. Glenluce, the nearest village has a primary school, church, doctor's surgery, shop, public house and bowling club and Wigtown, Scotland's National Book Town, is approximately 14 miles from the property.

A wider range of shops and amenities can be found in the nearest town, Stranraer. Stranraer benefits from a secondary school (Stranraer Academy, primary schools, hospital (Galloway Community Hospital), supermarkets, shops, offices, hotels, restaurants, and the Ryan Leisure Centre and Theatre. 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 Hotel. There are also numerous golf courses nearby including Wigtownshire County Golf Club, approximately 7 from Gillespie Lodge, Stranraer Golf Club at Creachmore 17.5 miles, Dunskey at Portpatrick 19.4 and it is only 47 miles to the famous Turnberry Golf Club. Stranraer has a marina located at the southern end of Loch Ryan, and hosts an annual Oyster Festival to promote the wonderful Loch Ryan oysters and other local food and drink. The Loch also hosts major sporting events including the Skiffie Worlds, which will again take place in Loch Ryan in 2025.



Communications in the area are good, there is a regular bus service passing Gillespie Lodge and 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

Gillespie Lodge is a spacious property with stunning sea views and open plan design focusing on views over Luce Bay and the surrounding countryside. The entrance porch/sun room opens in to the kitchen/dining/living room area, a delightful double aspect room with Italian porcelain floor tiles and French doors opening to the garden. This space undoubtedly provides the hub of the home, is filled with natural light, and a Fire Fox multi-fuel stove, set in Lancashire stone inglenook, adds warmth in cooler weather, in addition to the electric underfloor heating. An integrated Bosch oven and grill, microwave, and Lamona five ring gas hob provide cooking facilities, in addition there is an integrated fridge/freezer and dishwasher. The kitchen opens to a utility room, again with direct access to the garden, providing plumbing and space for white goods, also housing the Worcester Heatslave 18/25 boiler for the oil central heating. A study, adjacent to the kitchen/living area, is ideal for those with the ability to work from home, but could be utilised as an additional bedroom or hobby room, adapting specifically to the buyers needs. The hall continues to the sitting room, double doors open to a delightful room with a gas fire and a bay window framing the views across the Bay to the Isle of Man beyond.

The hall continues to the family bathroom, with a bath and corner shower. The delightful master bedroom benefits from a walk in dressing room, with shelves and hanging space, an en-suite shower room, and French doors opening to the garden behind, a lovely space to relax and unwind after a busy day. Bedroom 2 has coastal views and views of the surrounding farmland, and further benefits from two double fitted wardrobes. Bedroom 1, also with fitted wardrobes has a window to the side overlooking the garden. The bathroom and en-suite shower room both have electric underfloor heating.

Solar panels on the roof contribute to reduced energy bills and FIT payments are received on a quarterly basis, currently resulting in an average annual payment of £2,800. The Worcester boiler is serviced annually, and the septic tank is emptied every three years, this will fall due in January 2026.

Gillespie Lodge is a warm and welcoming coastal family home, situated in a rural area, across the road from the beach and a few hundred yards from the very popular Craginarget beach and picnic area. A property of a type and location which is rarely available and for which a continued demand exists.

### ACCOMMODATION

**Ground Floor:** Entrance Porch. Open plan Kitchen/Dining/Living Room. Utility Room. WC Cloakroom. Sitting Room. Bedroom 2. Bedroom 3. Bathroom. Master Bedroom with en-suite Shower Room and Dressing Room.

### GARAGE (5.97m X 4.97m)

Of breeze block construction with a pitched slate roof and separate pedestrian entrance. Up and over door, concrete floor, shelving, power and lighting.

### GARDEN

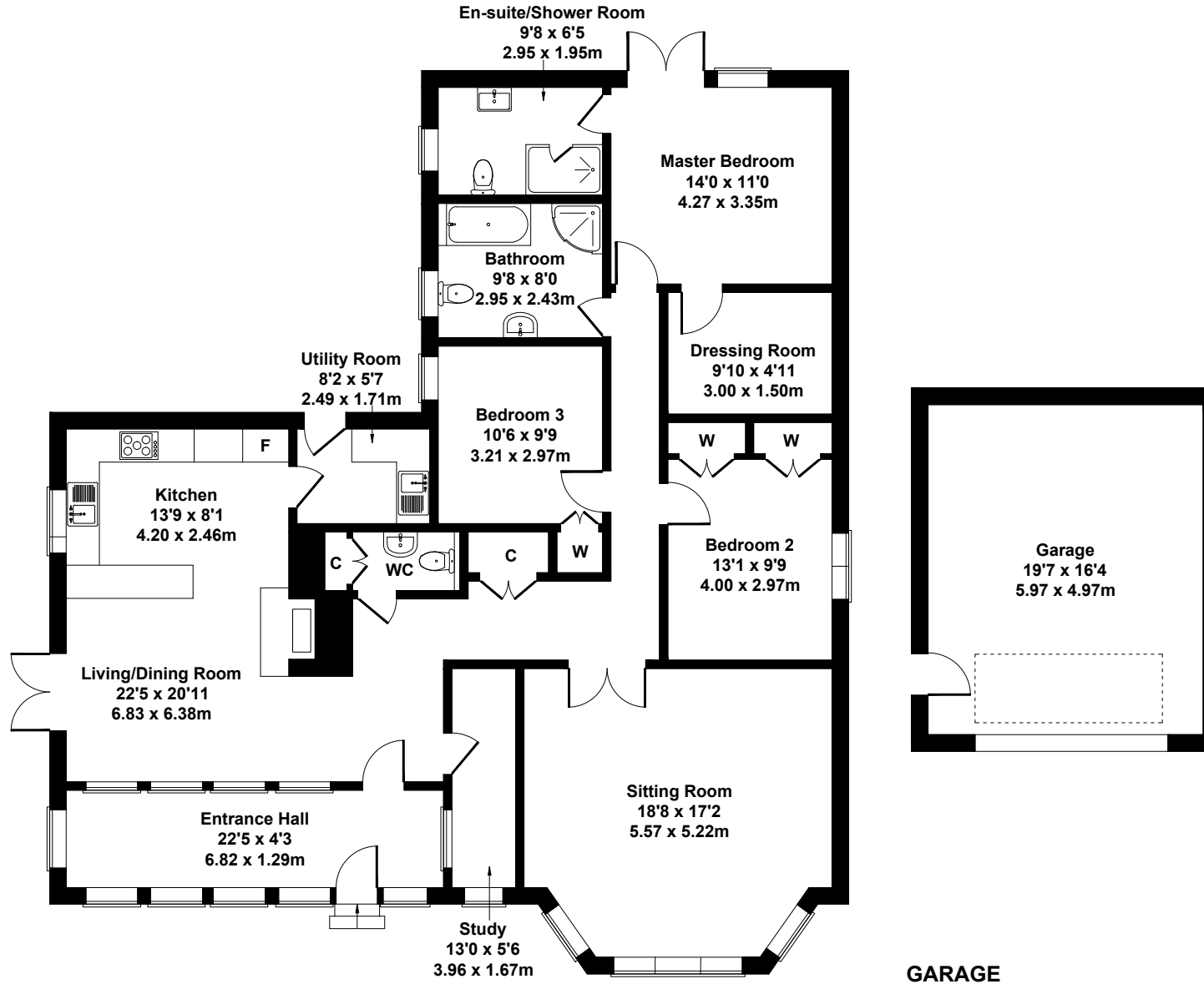
To the front and side there is an area of tarmac providing parking for several vehicles. Low maintenance gravel and paving lead to the front door and borders planted with mature shrubs. To the rear there is an area of lawn and an elevated level, edged with a dry stone wall, with raised beds for planting fruit and vegetables. Apple trees, black currants and rhubarb are already well established. In addition there is a composting area, timber shed, for storing garden furniture and equipment and a log store. A paved wheelchair ramp and patio complete the garden.

N.B. There is a right of access from the single track farm road in to Gillespie Lodge.



# Gillespie Lodge, Glenluce, Newton Stewart, DG8 0JU

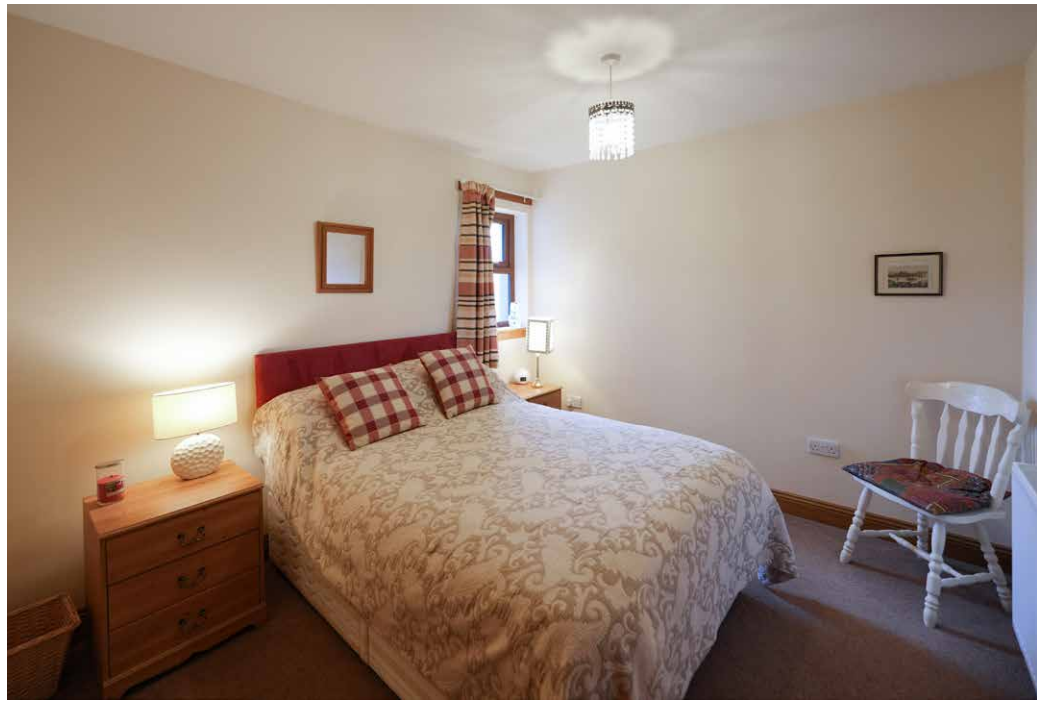
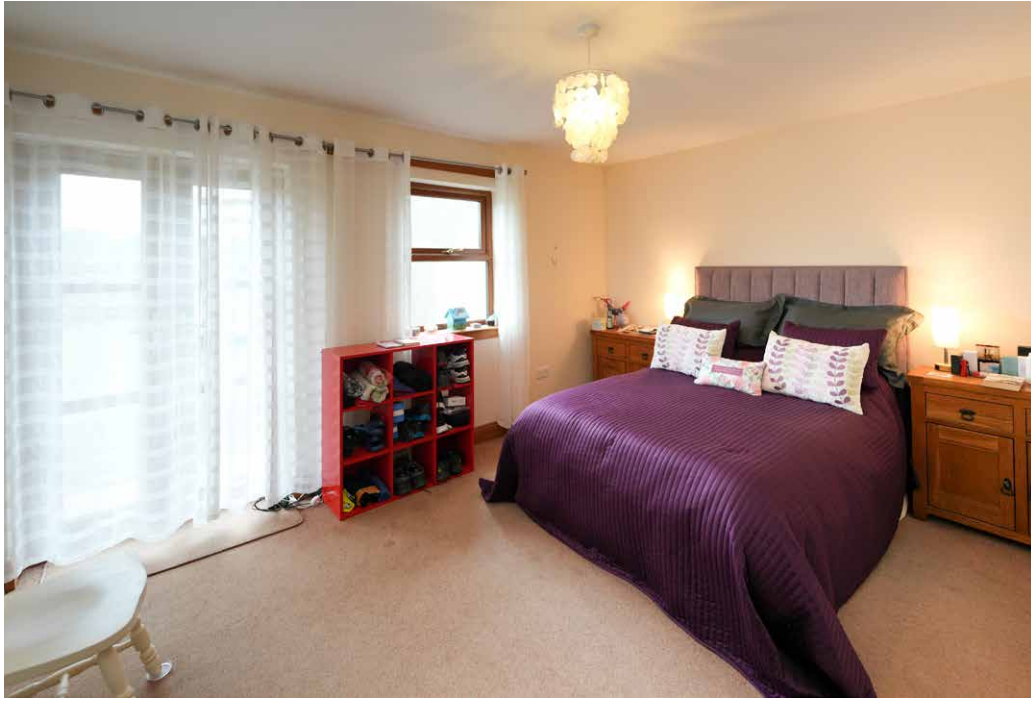
Approximate Gross Internal Area  
2077 sq ft - 193 sq m

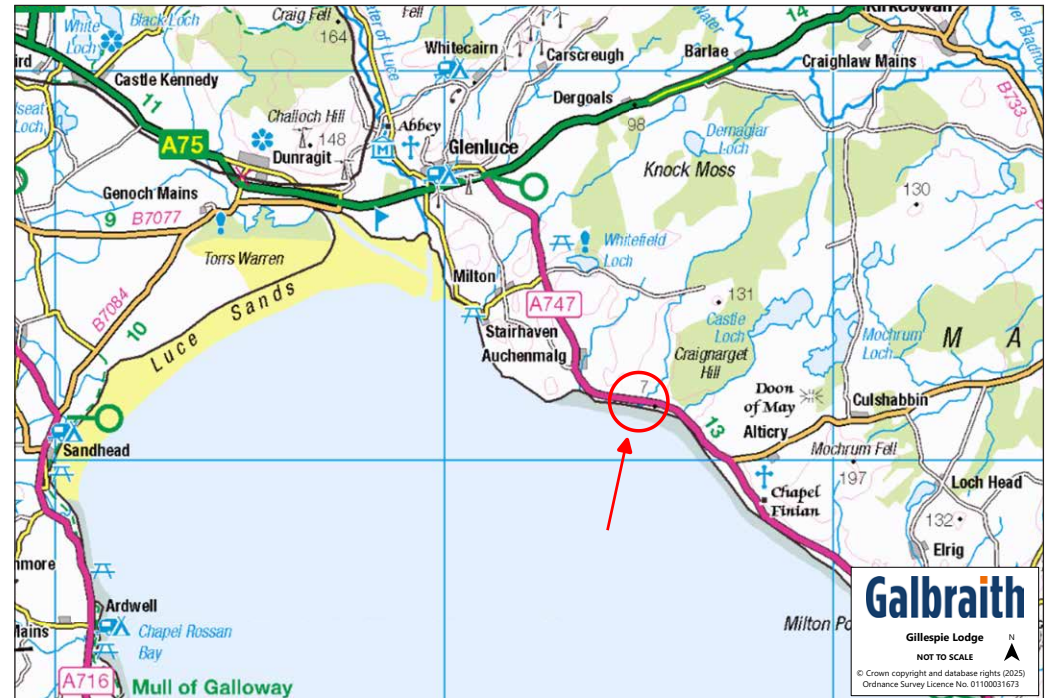
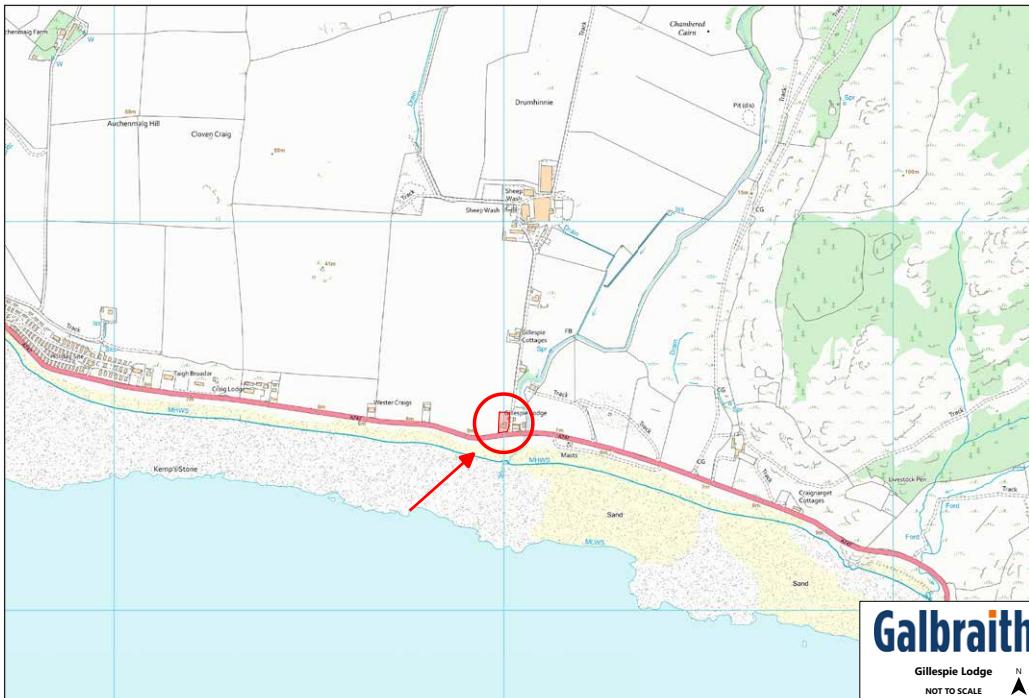
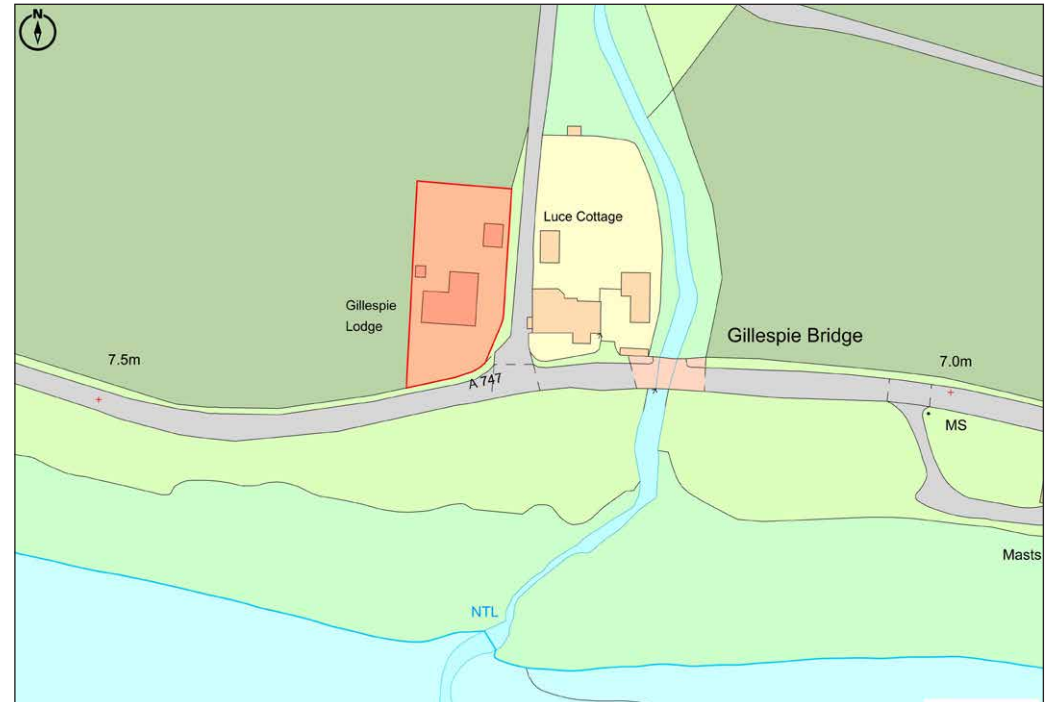


**GARAGE**

**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.







## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank	Freehold	Oli Fired	Band F	C80	BT Hub	Yes

### FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

### DIRECTIONS

From the A75 at Glenluce take the A747 signposted to Port William and continue for approximately 5.8 miles, Gillespie Lodge is on your left.

### POST CODE

DG8 0JU

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: cloud.adjusting.owner

### SOLICITORS

McAndrew and Richardson  
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 March 2025.







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