

# Casa Candida

7 SMITHY LANE, LUCE, NEWTON STEWART, DG8 0AN



*THIS PROPERTY IS SUBJECT TO A  
BUYERS PREMIUM*



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McEwan Fraser Legal are delighted to present this charming one-bedroom semi-detached cottage to the market. Set back from the main road through the village of New Luce this property is so quiet and tranquil being set so close to local woodland surrounding this peaceful setting. Entry to the property brings us to the heart of it with the large kitchen/diner. A well-appointed fitted kitchen with ample base and wall-mounted units is the ideal place for an aspiring chef to prepare a tasty meal and is complemented with the spacious dining area alongside it. The generous double bedroom is spacious and offers ample room for an oversized bed and still room for free-standing furniture. The modern shower room is finished with white tiles and boasts a large storage cupboard with a plumbed-in washing machine keeping laundry in a surprisingly handy place.

Electric heating and double glazing ensure the property stays warm and cosy all year round.

Characterful cottages such as this don't come along very often so early viewing is recommended if you are a fan of the quiet life in a stunning setting.

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**The Lounge**















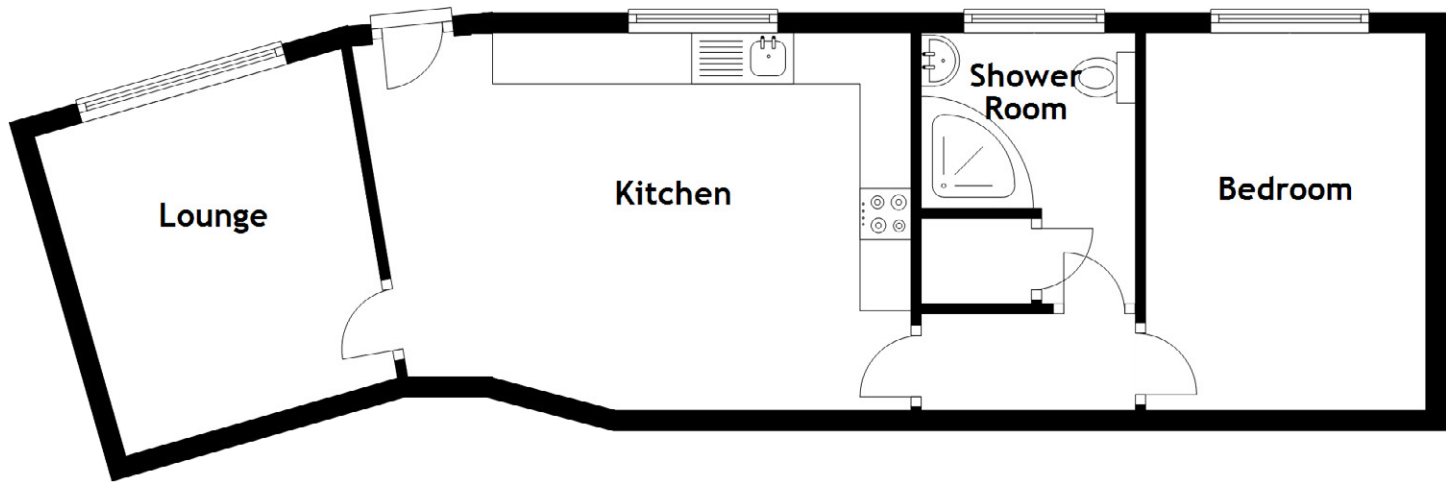
**The Bedroom**











### Approximate Dimensions

(Taken from the widest point)

Lounge	3.60m (11'10") x 3.15m (10'4")
Kitchen	5.25m (17'3") x 3.70m (12'2")
Bedroom	3.70m (12'2") x 2.75m (9')
Shower Room	2.65m (8'8") x 2.10m (6'11")

Gross internal floor area (m<sup>2</sup>): 48m<sup>2</sup>

EPC Rating: G

Buyer's Premium Value: £1500

## Floor Plan





The property is situated in the quiet, quaint and traditional village of New Luce in the beautiful and relatively undiscovered region of Dumfries and Galloway in south-west Scotland. New Luce is a small village with a variety of local facilities typical for its' size. It lies on the local bus route and has a local community centre, general grocers and a pub.

It is a relatively short drive from the house to reach the stunning sand and shell beaches of Luce Bay. Beautiful scenic walks can start from the doorstep and lead along the stream and through the glen behind the property, on to the historic remains of Glenluce Abbey, or further down the banks of the Water of Luce to the sands of Luce Bay.

## The Location



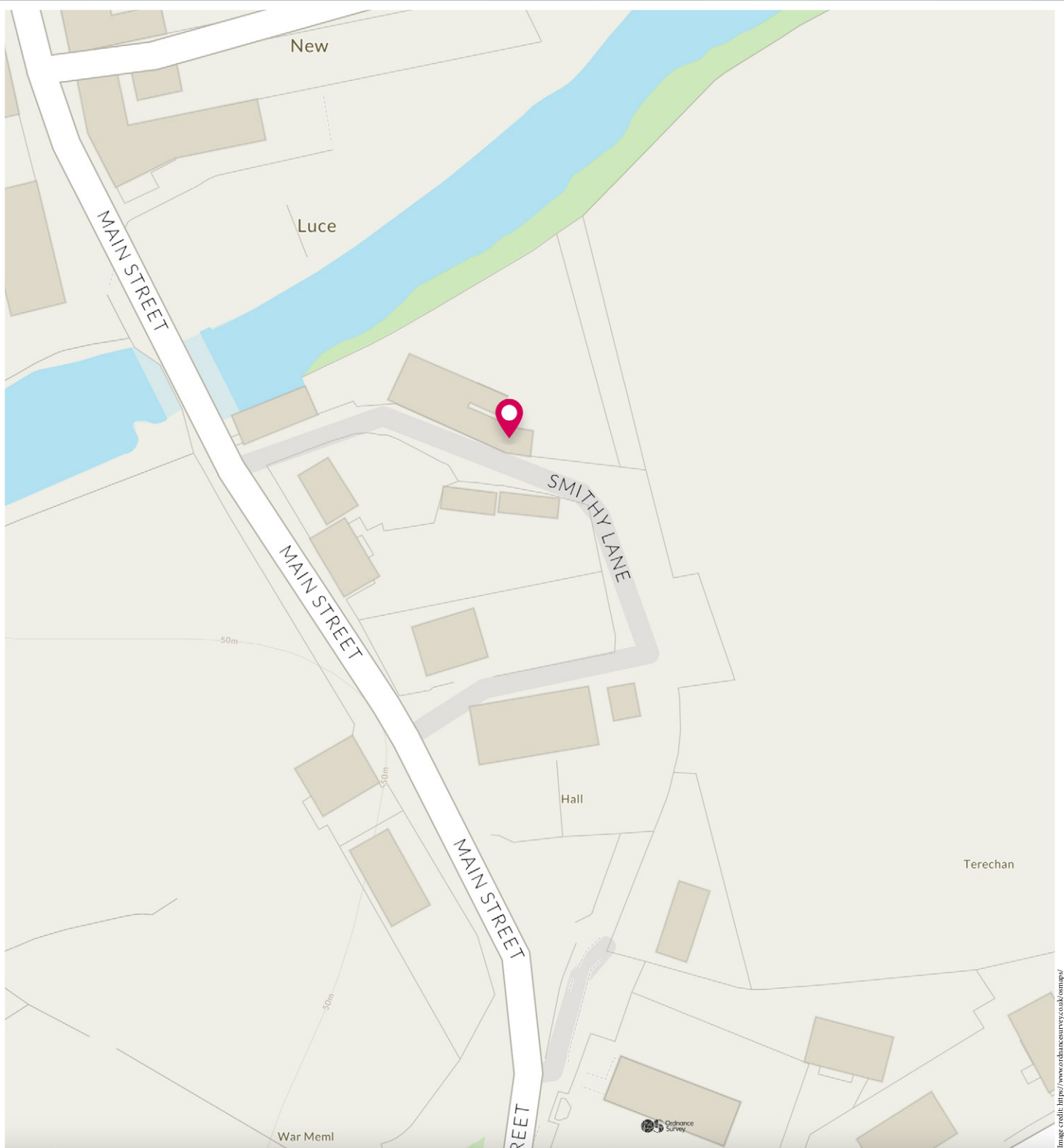


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This area of Dumfries and Galloway boasts breath-taking scenery, from rugged coastlines and secluded sandy beaches to star-gazing in what is recognised as one of the best Dark Sky Parks in the world. Offering an ideal base from which to explore the Machars Peninsula and the Galloway Hills, just to discover this peaceful region with its unspoilt countryside and virtually traffic-free roads is a pleasure in itself. There are many beautiful gardens to explore, including the world-renowned Logan Botanical Gardens, or a local favourite, the smaller but spectacular Glenwhan Gardens, only a few miles from the house. It boasts many pretty little ports like Sandhead, Portpatrick, Isle of Whithorn and the RSPB Scotland Mull of Galloway nature reserve, where thousands of seabirds nest in the cliff face during the spring and summer. The famous Southern Upland Way walk passes close by. It is a cyclist's paradise with the 7 Stanes within easy reach, or if fishing, shooting or golf interests you, there are many facilities nearby, including five 18-hole golf courses and four salmon rivers. Our local golf course is one of the best and just a few miles from the house. The larger town of Stranraer is only ten- minutes away and offers a selection of shops and restaurants and a further ten-minute drive will take you up the coast to the Stena Line or the P&O Ferry making a day trip to Ireland possible.

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# McEwan Fraser Legal

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