



WILLIAMSON
& HENRY
Solicitors & Estate Agents



LAGGAN ORIE VIEW,

GIRTHON, GATEHOUSE OF FLEET, DG7 2DW

Spacious and light new build bungalow located within a generous plot on the edge of the rural hamlet of Girthon.



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Accommodation:

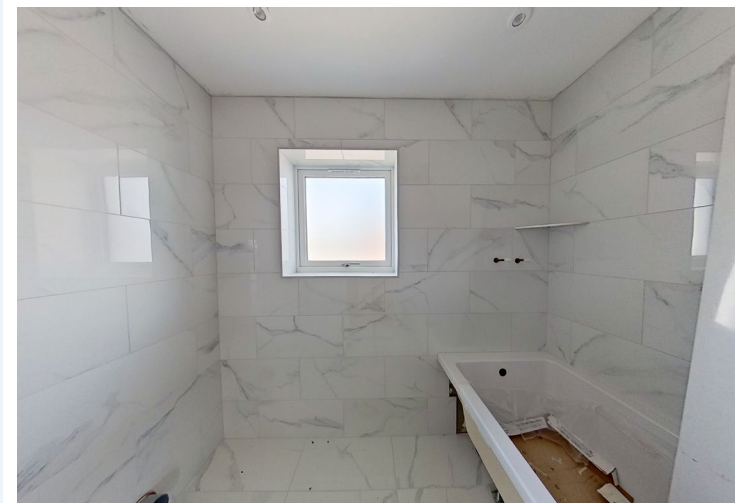
Ground Floor:

Reception Hallway
Kitchen
Sitting Room
Double Bedroom 1
Bathroom
Double Bedroom 2
Master Bedroom with
Ensuite

Outside:

Large garage

Underfloor heating.
Oil fired central heating.
12 Solar Panels.
Fully double glazed.



Laggan Orié View provides a unique opportunity to purchase a well-proportioned bright and spacious new build bungalow which is located in a delightful location in the heart of Galloway on the edge of the former Cally Estate, lying within a small community of rural properties with easy access to the A75 Euro Route, beside National Cycle Route 7 and within a short drive of the nearby attractions of Cream of Galloway and the beaches at Sandgreen and Carrick Shore.

The property is constructed to be very energy efficient, with high levels of insulation, 12 Solar PV Panels, double glazing and under floor heating throughout making this delightful rural home with eco credentials.

As well as being very energy efficient this property benefits from engineered Oak Flooring and Oak style doors throughout the main areas apart from the Kitchen and bathrooms which have ceramic tiled floors. There is also the opportunity to be involved in the kitchen design and specification.

The nearby town of Gatehouse of Fleet is an active community and benefits from many local amenities, such as a primary school, shops, library and Health Centre. Within the wider area, there are many beautiful sandy beaches and rocky coves within easy reach, and equally dramatic inland scenery, with magnificent hills, glens, and lochs.

Within Gatehouse there are active sports clubs (for example bowling, snooker or golf) and a wide variety of outdoor pursuits can be enjoyed in the area, including sailing, fishing, golf, cycling and hill walking.

The attractive harbour town of Kirkcudbright situated on the banks of the River Dee is a short distance away. The town itself is of historic and architectural interest with its ancient High Street, Tolbooth Arts Centre, Stewartry Museum and numerous galleries. Long frequented by artists, Kirkcudbright was home to the renowned artist, EA Hornel, one of the “Glasgow Boys”. This tradition is maintained today by a flourishing colony of painters and craft workers which has led to Kirkcudbright being named the “Artists’ Town”.

Kirkcudbright enjoys a wide variety of mainly family owned shops, pubs, hotels and restaurants, whilst offering a wide range of facilities, including its own, secondary school, golf course, marina, swimming pool and an active summer festivities programme, including its own Jazz Festival and Tattoo.

ACCOMMODATION

Enter from rear garden through wooden effect composite door into:-

RECEPTION HALLWAY **4.33m x 3.08m (narrowing to 1.07m)**

Bright “L” shaped hallway with engineered oak flooring and doors leading off to the Kitchen, family bathroom and all bedrooms. Cupboard housing, electric fuse box with ceiling light. Recessed LED ceiling spotlights. Loft access hatch. Time guard central heating thermostat.

KITCHEN **6.81m x 3.98m**

This spacious kitchen benefits from ample natural light from a large picture window overlooking the garden and 2 Velux windows within the vaulted ceiling. French doors open out to the side garden providing an ideal spot for alfresco dining.TV aerial point. Ceramic tiled floor with underfloor heating. Cleverley concealed sliding

pocket doors allows the Kitchen area to be closed off from the sitting if desired or opened to accommodate those who prefer open plan living and entertaining. An allowance of £14,000 has been set aside for the kitchen and if purchasers want to specify a more expensive kitchen then the sale price will be adjusted accordingly.

SITTING ROOM **6.82m x 4.15 m**

Accessed directly from the Kitchen this spacious and bright reception room benefits from the same vaulted ceiling as the Kitchen with fine views across the front garden, and neighbouring farmland. There is a ‘see through’ fireplace with brick surround and oak beamed mantle with inset wood burning stove this particular feature allows the comfort and ambiance of the wood burning stove to be enjoyed in the Kitchen and Sitting Room. TV aerial point. uPVC double glazed window to side. Bi-folding French doors leading out to the front garden. Engineered Oak Flooring.

DOUBLE BEDROOM 1 **3.59m (narrowing to 2.88m) x 2.81m**

Recessed LED ceiling spotlights. uPVC double glazed tilt and turn window to front. TV aerial point. Underfloor heating controller. Engineered Oak Flooring.

BATHROOM

White wash hand basin, W.C. and bath to be fitted prior to completion. Marble effect ceramic tiled floor and walls. Extractor fan. LED ceiling spotlights. Obscure glazed window to rear.

DOUBLE BEDROOM 2 (rear facing) **4.70m x 3.10m**

TV aerial point. uPVC double glazed tilt and turn window to rear. LED Ceiling lights. Engineered Oak Flooring.

MASTER BEDROOM WITH ENSUITE (front facing) **6.21m (narrowing to 4.88m) x 3.61m**

Good size double bedroom with French doors leading out to the front garden. TV aerial point. Central heating controller and under floor heating control. Engineered Oak flooring. Concealed pocket door leading to:-

ENSUITE WETROOM **2.38m x 1.14m**

White wash hand basin and W.C. This wet room style ensuite is fully tiled from floor to ceiling Built-in shelving. Extractor fan. Mains shower (which will be installed by completion) Recessed LED ceiling spotlights. Obscure glazed uPVC window. Tiled floor.

OUTSIDE

Laggan Orié view is well positioned within a large plot of 1840m2. There is a large area of hard standing providing off street parking for a number of vehicles with plenty of space for a campervan or a boat.

To the front of the property is a good sized area of garden which leads up to Enrick Burn which is mainly grassy with an area of hard standing immediately around the house allowing the new owner the ability to landscape the grounds to suit their needs.

Large Garage **5.39m x 5.03m**

Electric up and over door to rear. Wood effect composite pedestrian door to front. Useful loft storage area. Grant oil fired boiler. Hot water tank. Solar Panel controllers. uPVC double glazed windows to front. Concrete floor.

Groundworks

It is understood that the ground works below will be completed by the sellers prior to completion.

A 900mm path will be laid around the house with a 5mtr wide patio area in front of the bi-fold doors.

There will be a paved ramp for disabled access from the right-hand side of the garage to the front door with a 1200mm level platform at door. There will be a timber bin store built behind the oil tank.

The driveway will be left with hard standing for the new owner to decide the finish of the driveway at their cost.

The area from the west side of the bridge to the driveway in to the house will have a 4ft timber fence erected and a gate into the driveway.

BURDENS

The Council Tax Band relating is still to be assessed. .

ENERGY PERFORMANCE RATING

The expected Energy Efficiency Rating for this property is believed to be a Band A.

SERVICES

The property is served by Mains water, electricity and telephone but no guarantee can be given at this stage. Drainage is by way of a sewage treatment plant and SUDS scheme shared with Bluebell cottage.

ENTRY

Subject to negotiation.

HOME REPORT

As the property is being sold directly from the developer it does not require a Home Report.

GENERAL ENQUIRIES, VIEWING & OFFERS

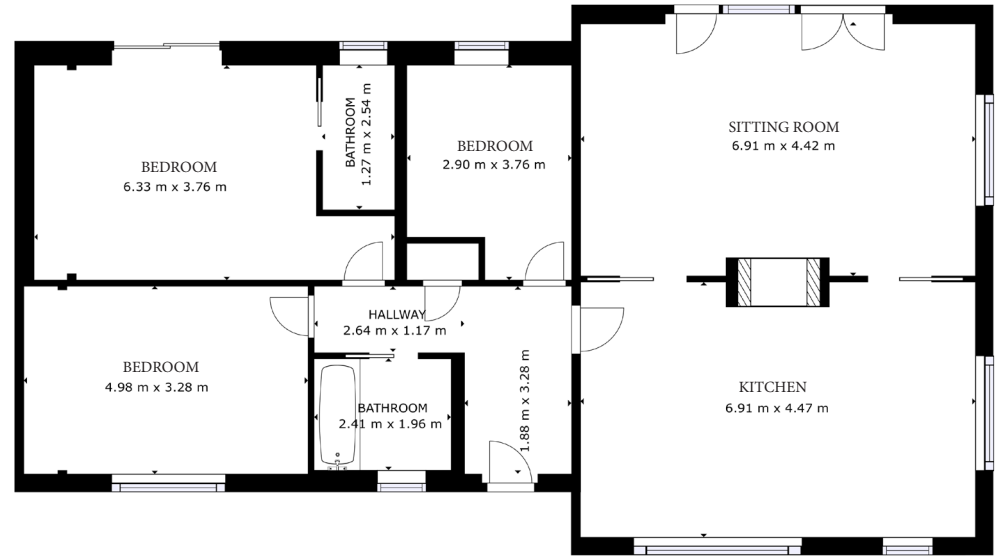
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to “REQUEST VIDEO TOUR”. All you need to do is complete a few simple details and you will then be able to access the tour.”

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/SM/BROLI03-01



GROSS INTERNAL AREA
GROUND FLOOR: 139.47 m²
TOTAL: 139.47 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

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