



6 The Old Brewery,

Gatehouse of Fleet, DG7 2HS

Well-presented spacious two bedroom flat with fine outlook across the River towards the Mill on the Fleet.



WILLIAMSON
& HENRY
Solicitors & Estate Agents

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Ground Floor: Reception Hallway
Sitting Room
Kitchen
Bathroom
Bedroom 1
Bedroom 2
Bathroom 2

Outside: Garage

6 The Old Brewery is a well presented, bright, spacious flat located within a quiet courtyard development and enjoying a fine outlook from all rooms. This attractive property is enhanced by a single garage situated beneath the flat which provides ample room for storage and work space in addition to the space for parking a car.

Heating is electric with night storage heaters to the main rooms and electric panel heaters in bedrooms. The hot water in the storage tank is heated at the cheaper rates available at night, though the water temperature can be boosted during the day via a switch in the kitchen.

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.

ACCOMMODATION

Accessed from the main courtyard area through a wooden exterior door with glazed panels opening into a communal stairway leading to the main entrance for number 6. Good sized cupboard next to flat entrance.

RECEPTION HALLWAY

Entered through wooden door into L shaped reception hallway. Fitted carpet. Night storage heater. Smoke alarm. 2 ceiling lights. Loft access hatch. Coat hooks. Doors opening off to all accommodation.

SITTING ROOM 4.65m x 8.85m

Exceptionally large sitting room with partially coombed ceiling. Fitted carpet. Night storage heater. Electric fire. Velux windows to front and side providing ample natural light and a fine view across Gatehouse to the front and River and Mill on the Fleet to the side. 3 Ceiling lights. Smoke alarm.

KITCHEN 3.00m x 2.55m

Pine fitted kitchen units with laminate work surface. Tiled splash backs. Electric freestanding cooker. Indesit washing machine. Hotpoint dishwasher. Extractor fan. Velux window to rear. Under counter fridge. Partially coombed ceiling. Ceiling light. Night storage heater. Wood effect laminate flooring.

BATHROOM 1.90m x 2.55m

Suite of white wash hand basin, W.C. and bath with electric shower above. Fitted shower screen. Tiled splash backs. Velux window to rear. Fitted bathroom mirror. Ceiling light. Towel rail. Dimplex wall mounted fan heater. Tile effect vinyl Flooring.

BEDROOM 1 3.55m x 3.25m

Fitted carpet. Electric panel heater. Under eaves storage. 2 Velux windows. Ceiling light. Partially coombed ceiling.

BEDROOM 2 3.55m x 5.40m

Fitted carpet. 2 Velux windows to front. Electric panel heater. Ceiling light. Partially coombed ceiling. Smoke alarm.

BATHROOM 2 2.35m x 4.18m

Good sized bright modern bathroom comprising of white wash hand basin, W.C. and Bath with electric shower above. Shower curtain pole. Partially tiled walls. Fitted mirror. Heated towel rail. Dimplex wall mounted fan heater. Partially coombed ceiling. Ceiling extractor fan. Ceiling light. Velux window. Ceramic tiled floor.

Outside

GARAGE 6.88m x 2.66m

Accessed through up and over door. This long single garage has plenty of space for parking a car towards the front and workspace towards the rear if required. There is power, lighting and water.

BURDENS

The Council Tax Band relating to this property is a band D.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a band C

SERVICES

The agents assume that the subjects are served by mains water, mains electricity and mains drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting our office.

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).

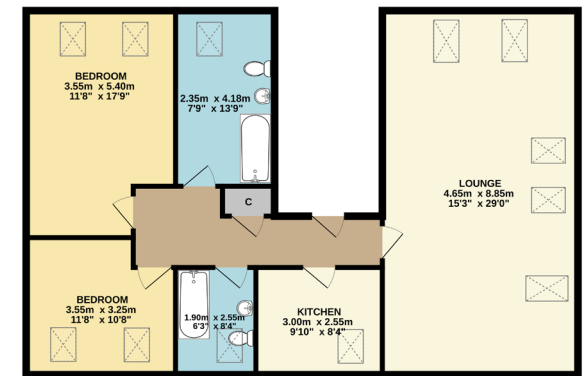
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

Ref: SAK/LNM/COWAS01-01



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, rooms and any other items are approximate and are not intended to be used for any purpose other than as a guide only. This plan is for general information only and should not be used as a basis for any legal proceedings. The agents, Messrs Williamson & Henry, accept no liability for any errors or omissions. ©2014 Williamson & Henry



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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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