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WILLIAMSON  
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Solicitors & Estate Agents





# 6 MEMORY LANE

GATEHOUSE OF FLEET, DG7 2JF

Well-proportioned bright and spacious mid terrace house ideal for someone looking to downsize or for a first time buyer.



## Accommodation:

### Ground Floor:

Reception Hallway  
Sitting Room  
Kitchen/Diner  
Bathroom

### First Floor:

Double Bedroom 1  
Double Bedroom 2  
Double Bedroom 3

### Outside:

Front and rear garden.



6 Memory Lane is a well-proportioned spacious 3 bedroom home in need of some modernisation. Handily located for all local amenities in Gatehouse of Fleet and is sure to suit a number of different buyers.

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

Enter through a wooden glazed door from front garden into:-

#### RECEPTION HALLWAY **4.66m x 2.01m (narrowing to 1.49m)**

Wide reception hallway with natural daylight from a wooden glazed window to front. Partially coombed ceiling. Storage cupboard. Radiator with thermostatic valve. Carpet. Doors leading off to sitting room and bathroom. Ceiling light. Smoke alarm Carpeted staircase leading to first floor level.

#### SITTING ROOM **5.25m x 3.65m**

Enter through 15 pane wooden glazed door. Light, bright and spacious front facing sitting room. 3 uPVC double glazed windows to front with curtain track and curtains. Inset fireplace with surround. Radiator with thermostatic valve. Ceiling light. Carpet. 15 pane wooden glazed door into:-

#### KITCHEN/DINER **5.25m x 2.65m**

Spacious kitchen/diner complimented by a good range of pine fitted kitchen units with laminate work surfaces. Tiled splash-backs. White 1½ bowl sink with mixer tap. Integrated 4 burner gas hob with integrated extractor fan above. Integrated electric oven. Plumbing for washing machine. Built-in breakfast bar area. Built-in shelving. Ceiling cornicing. 2 uPVC double glazed windows to rear with curtain track and curtains above. Tile-effect vinyl floor. Wooden obscure glazed door leading out to rear garden.

#### BATHROOM **1.55m x 1.58m**

Suite of white wash-hand basin, W.C. and bath with electric shower above. Shower curtain rail and curtain. Tiled splash-backs from floor to ceiling. Obscure double glazed window to rear with integrated extractor fan. Curtain track and curtains. Built-in bathroom cabinet. Ceiling light. Radiator with thermostatic valve. Carpet.

Carpeted staircase with wooden handrail leading up to first floor level.

#### First Floor Level

#### LANDING

'L' shaped first floor landing with ample natural light from a uPVC double glazed window to front with curtain track and curtains above. Large built-in cupboard with shelving. Ceiling light. Loft access hatch. Smoke alarm. Radiator with thermostatic valve. Carpet. Doorways leading off to all three double bedrooms.

#### DOUBLE BEDROOM 1 (rear facing) **3.80m x 2.65m**

2 uPVC double glazed windows provide an abundance of natural light whilst providing a pleasant outlook to rear garden and across neighbouring farmland. Curtain track and curtains. Ceiling light. Ceiling cornicing. Radiator with thermostatic valve. Built-in cupboard. Carpet.

#### DOUBLE BEDROOM 2 (front facing) **5.25m x 2.64m**

3 uPVC double glazed windows to front with curtain pole and curtains above. Ceiling light. Radiator with thermostatic valve. Recessed alcove. Carpet.

#### DOUBLE BEDROOM 3 (rear facing) **3.50m x 3.65m**

3 uPVC double glazed window with outlook to rear garden and across neighbouring farmland with curtain track and curtains. Ceiling cornicing. Ceiling light. Radiator with thermostatic valve. Carpet.

#### OUTSIDE

##### Front Garden

Fully enclosed front garden mainly laid to gravel and interspersed with a variety of hardy perennials and alpinines.

##### Rear Garden

This good size rear garden backs onto neighbouring farmland and has fine views across the Galloway Hills. Mainly laid to lawn with a gravel path, bordered by hedging on two sides and fencing on the other.

#### BURDENS

The Council Tax Band relating to this property is B.

#### ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

#### SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas 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](mailto:property@williamsonandhenry.co.uk)).

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

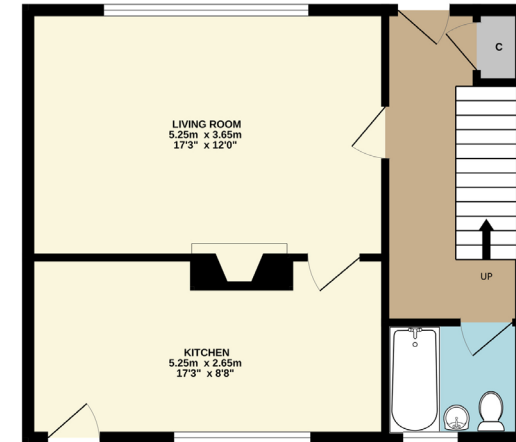
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/SM/POWEJ01-01

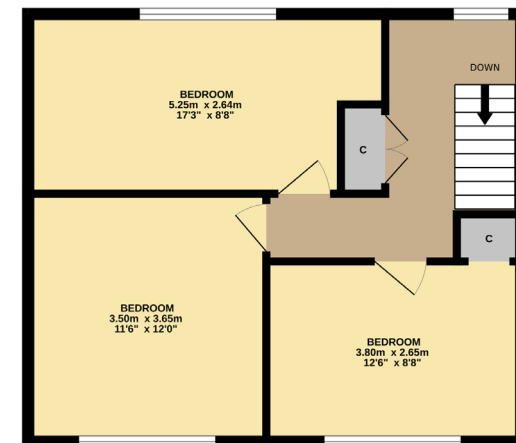




GROUND FLOOR



1ST FLOOR



**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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