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Sales & Estate Agents



OVERMEADOW

MEMORY LANE, GATEHOUSE OF FLEET, CASTLE DOUGLAS, DG7 2JF

A substantial detached 4-5 bedroom bungalow in a sought after location on the outskirts of a Galloway conservation village. This spacious home has very flexible accommodation, a delightful garden and an elevated open outlook across the Fleet Valley to the Galloway hills beyond.

Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Sitting Room
Office/Study
Master Bedroom with ensuite
Dining Room
Kitchen
Utility Room
W.C.
Rear Hallway
Studio / Bedroom 5
Double Bedroom 2
Double Bedroom 3 with ensuite
Bathroom
Double Bedroom 4

Outside:

Shed. Summerhouse.
Integral Garage



Overmeadow is a substantial 4-5 bedroom detached bungalow with study and studio. Located in Memory Lane on the outskirts of Gatehouse of Fleet, it enjoys excellent west-facing views in a delightful setting within the Fleet Valley National Scenic Area. Overmeadow is within easy walking distance of the town centre, as well as the town's golf course and tennis courts.

Gatehouse of Fleet is an active community and benefits from many local amenities including a variety of shops, cafes and hotels, a doctor's surgery, primary school and a wide variety of clubs, societies and recreational facilities.

Within the wider area there are many beautiful sandy beaches and rocky coves to enjoy, and equally dramatic inland scenery. The town is close to the hills and woodlands of Galloway Forest Park, known for its wildlife and dark skies at night.

This well presented home offers bright and spacious accommodation with a flexible layout that is sure to suit a number of different buyers.

ACCOMMODATION

Entered through double wooden doors, part glazed, from the front garden into:-

ENTRANCE VESTIBULE **1.78m x 1.31m**
Fitted carpet. Built in hanging rail with shelving above. Ceiling cornicing. Ceiling light. Wooden glazed door with glazed side panel leading to:-

RECEPTION HALLWAY **3.30m x 1.61m (lengthening to) 6.29m x 1.10m**
Good sized reception hallway with doors leading off to all main accommodation. Fitted carpet. Radiator. Built in cupboard with shelving housing hot water tank. Ceiling cornicing. 2 ceiling lights. 2 smoke alarms. Loft access hatch.

SITTING ROOM **6.59m (narrowing to) 4.75m x 7.21m**
Spacious and bright L-shaped sitting room. Fitted carpet. Ample natural light from dual aspect windows to side and front. A large front window gives magnificent views across the Fleet Valley. Built in blinds. Curtain track and curtains above. 2 radiators. Ceiling light. Smoke alarm. Carbon monoxide detector. Internal glazed window providing natural light to the hallway. TV aerial point. Feature fireplace with marble hearth and surround, with living flame effect gas fire.



OFFICE/STUDY **4.72m x 2.92m**
Fitted carpet. Double glazed window to front with built in blinds. Curtain track and curtains above. Radiator. Smoke alarm. Ceiling light. Ceiling cornicing. Doorway leading to master bedroom.

MASTER BEDROOM **5.37m x 5.23m x 5.23m (narrowing to)**
Accessed through the office/study this spacious double bedroom has superb views across the Fleet Valley. uPVC double glazed tilt and turn windows to front with built in blinds. Curtain track and curtains above. Built in wardrobes with hanging rail and shelving. 2 radiators. Wall lights. Ceiling light. Fitted Carpet. Door into:-

ENSUITE SHOWER ROOM **2.27m x 2.20m x 2.39m (lengthening to)**
Generous ensuite shower room. Heated towel rail. Built in cupboard with shelving. Suite of white wash hand basin, W.C. and bidet. Tiled to chest height. Shower cubicle with mains shower above. Stelrad electric radiator. Manrose extractor fan. 2 built in cupboards. Ceiling light. Ceiling cornicing. Fitted carpet.

DINING ROOM **3.65m x 4.18m**
Accessed from the hallway, this formal dining room was previously part of a larger, open plan kitchen/dining space which could be reinstated. Floor to ceiling glass doors to patio and rear garden. 2 built-in cupboards with drawers providing useful additional storage. Curtain track and curtains. Panoramic style window providing further natural light from the garden. Radiator. Ceiling cornicing. Ceiling light. Fitted carpet. Internal window and glazed doors leading to:-

KITCHEN **2.89m x 4.16m**
Good range of fitted kitchen units providing ample storage. Laminate work surfaces. Stainless steel sink with drainer and mixer tap. Tilt and turn double glazed window with built in blind overlooking the rear garden. Space for freestanding cooker. Extractor hood. Tiled splash backs. Integrated dishwasher. Smoke alarm. Recessed ceiling spotlight. Ceiling lights. Vinyl flooring. Door leading into:-

UTILITY ROOM **5.35m x 2.27m x 1.61m (narrowing to)**
Built in floor to ceiling cupboards with shelving and coat hooks. Wall cabinet with further shelving. Radiator. Coat hooks. Smoke alarm. Ceiling cornicing.



Ceiling light. Wooden double glazed window to rear with built in blind. Stainless steel sink with drainer and mixer tap. Tiled splash backs. Plumbing for washing machine. Central heating and hot water controller. Space for tumble dryer; WC. Doors leading out to rear garden; Access to Rear Hallway. Tile effect vinyl flooring.

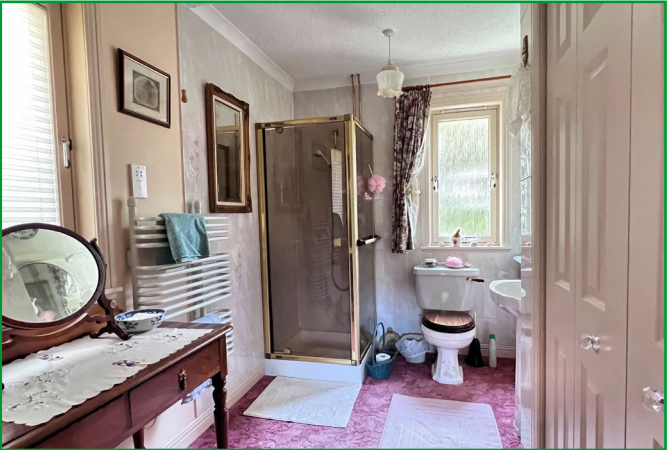
W.C. **0.93m x 1.77m**
Accessed directly from the utility room. Conveniently placed W.C. with suite of coloured wash hand basin and W.C. Tile effect vinyl flooring. Tiled splash backs to waist height. Obscure double glazed window to rear. Radiator. Ceiling light. Ceiling cornicing.

REAR HALLWAY **3.53m x 2.07m x 1.21m (narrowing to)**
Connecting to the main house this rear hallway has a carpeted staircase with wooden handrail leading down to a rear pedestrian door giving direct access to the garage from the house. A further carpeted staircase leading up to a good sized room which could be used as bedroom, studio or home office. Built in cupboard housing Potterton boiler with built in shelving beneath. Cupboard above door. Fitted carpet.

STUDIO/ BEDROOM 5 **4.07m x 3.84m**
Accessed via stairs from the rear hallway, this spacious room with vaulted ceiling is currently used as a studio and would equally well suit a number of different uses. uPVC double glazed tilt and turn window to rear. Curtain pole and curtains. Fitted carpet. Under eaves storage. Velux window with built in blind. Ceiling light. Fitted Carpet.

DOUBLE BEDROOM 2 **4.41m x 2.69m**
Accessed from the reception hallway. Double glazed window to rear with built in blinds. Curtain pole and curtains above. Built in wardrobes with hanging rail and shelving. Radiator. Ceiling cornicing. Ceiling light. Fitted carpet.

DOUBLE BEDROOM 3 **3.90m x 3.82m**
Accessed from the reception hallway. Good sized rear facing double bedroom with double glazed picture window providing ample natural light with curtain pole and curtains above. Radiator with cover. 2 built in double wardrobes with hanging rail and shelving. Ceiling light. Fitted Carpet. Sliding door leading into:-



ENSUITE

3.14m x 1.98m

Well-proportioned ensuite shower room. Built in cupboard with shelving and hanging rails providing useful additional storage. Double glazed window to side. Shaver point. Electric heated towel rail. Shower cubicle with mains shower tiled from floor to ceiling. Suite of white wash hand basin and W.C. Obscure wooden double glazed window with curtain pole and curtains above. Radiator. Shelf above. 2 ceiling lights. Fitted carpet.

BATHROOM

3.20m x 1.66m x 1.98m (widening to)

Accessed from the reception hallway. Suite of white wash hand basin, W.C. and bath with mixer tap and shower attachment above. Tiled from floor to ceiling. Obscure double glazed window with curtain pole above. Ceiling cornicing. Fitted carpet. Ceiling light.

DOUBLE BEDROOM 4

3.28m x 3.61m

Accessed from the reception hallway. UPVC double glazed window. Fitted carpet. Vertical radiator. Built in wardrobes with bi-folding doors. Shelving and hanging rail. Ceiling light. Radiator.

Outside

GARAGE

5.38m x 3.05m x 4.19m (widening to)

Direct access from the house. Concrete floor. Up and over door to front. Built in shelving. Built in workbench. Belfast sink with taps. Coat hooks. Built in wine storage with racks. 3 fluorescent strip lights.

GARDEN

In front of the bungalow is a large tarmacadam area extending to slate paving, providing parking for a number of cars. The paved area leads to a gravel terrace and lawns beyond. The property is bordered by stoneddyke wall to the front and well established flower beds with a variety of colourful shrubs including azaleas, rhododendrons and heathers, with steps leading down to Memory Lane and further parking area at street level.

To the side is a formal lawn area with a path and steps leading to the rear garden and the wooden summer house.

The rear garden has been cleverly terraced with paths winding through the sloping garden and providing fine views.

Wooden Shed

A free standing wooden garden shed, re-roofed and re-floored in 2022.

Wooden Summer House

Enjoying a well sheltered spot in the garden and fine views, this wooden summer house is constructed of long-lasting Canadian Cedar and further benefits from mains power and lighting.

BURDENS

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

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 One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

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.

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