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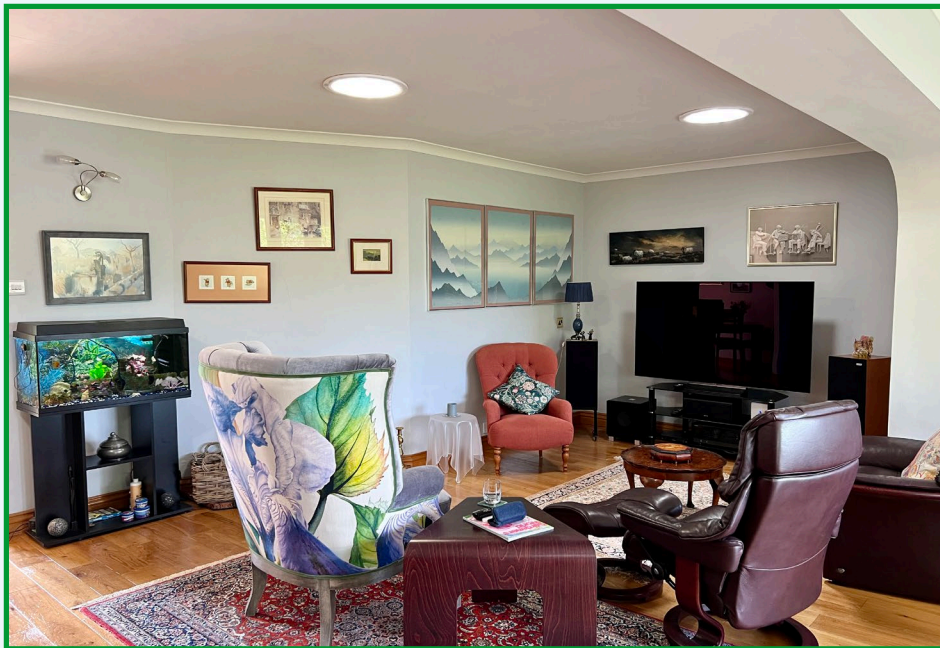
WILLIAMSON
& HENRY
Solicitors & Estate Agents



GREAT OAKS

PLANETREE PARK, GATEHOUSE OF FLEET, DG7 2EQ

Superb Architect designed detached home well positioned within a generous landscaped garden extending to just under an acre with fine views across to Gatehouse of Fleet and the hills beyond.



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Accommodation:

Ground Floor:

Open Plan Kitchen / Dining Area
Utility Room
Open Plan Lounge with Garden room Area
Inner Hallway
Shower Room
Double Bedroom 1
Double Bedroom 2
Double Bedroom 3
Family Bathroom

First Floor:

Family Room
Office
Walk in Loft Storage

Outside

Garage
Shed
Greenhouse
Summer House



Great Oaks is well positioned within the exclusive Planetree Park development in Gatehouse of Fleet. This welcoming and charming home has an abundance of natural light and is well positioned within a generous wrap round garden extending to just under an acre. The positioning of the property means that each of the rooms enjoys fine views across the delightful garden.

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

Entered through uPVC double glazed door, with glazed panel to side, from the rear garden into:-

RECEPTION HALLWAY

Bright and airy reception hallway with doorways leading off to all bedrooms, bathroom, shower room and kitchen / dining area. Radiator. Central heating controller. Large built in airing cupboard with shelving. Ceiling lights. Smoke alarm. Telephone point. Oak flooring. Carpeted staircase leading to first floor level.

OPEN PLAN KITCHEN / DINING AREA

7.34m x 2.31m

Bright and spacious open plan Kitchen/ Dining Area with an abundance of natural light and enjoying a delightful view across the garden. The dining area is located to the right hand side of the kitchen with ample room for table and chairs. UPVC double glazed French doors leading out to garden.

Kitchen Area

3.01m x 2.12m

Galley style kitchen with a good range of Shaker style fitted kitchen units with granite work surfaces and tiled splash backs. Stainless steel Franke 1 ½ bowl sink with drainer to side and mixer tap above. uPVC double glazed window overlooking garden. Integrated AEG dishwasher. Chrome heated towel rail. Large gas fired AGA with hob and hot plates. Contemporary Bosch extractor chimney above. Ceiling light. Recessed ceiling spotlights. Carbon monoxide detector. Ceramic Tiled floor. 15 pane glazed door leading into the Utility room.

Dining Area

2.53m x 3.11m

Wall lights. Ceiling cornicing. Ceiling spotlights. Smoke alarm. Radiator. Solid oak flooring. Archway opening into the Lounge.

UTILITY ROOM

1.60m x 2.45m

Entered from the kitchen area. A good sized utility room with a number of shaker style fitted kitchen units with laminate work surfaces. Inset ceramic Belfast sink with taps above. uPVC double glazed window overlooking garden with roller blind above. Miele washing machine and tumble dryer. Large Samsung American style larder fridge freezer. Built in cupboard with shelving and coat hooks providing useful additional storage. Chrome heated towel rail. Wooden clothes pulley. Ceiling light. Ceramic Tiled floor. Door leading to walk in pantry cupboard with built in shelving, lighting and wine rack. Door leading into integrated garage.

OPEN PLAN LOUNGE & GARDEN ROOM

Full length (6.81m) x 3.08m

Entered through an arch from the dining area. A bright and spacious reception room which is ideal for modern family living and entertaining. Although open plan this exceptionally large, bright and spacious lounge is cleverly divided by an archway which provides this wonderful space the ability to be used as two separate

reception areas enjoying an abundance of natural light but also has the flexibility to be used as a large open plan area. Solid oak flooring throughout.

The lounge area is accessed directly from the open plan kitchen / dining area and benefits from three light tubes providing natural light. Wall light. Feature inset fireplace with 'Sumo' Dowling stove set on Granite hearth. Ceiling cornicing. TV Aerial Point. Radiator.

The delightful garden room area has an abundance of natural light from uPVC double glazed picture windows overlooking the garden and Planetree Park across to Gatehouse of Fleet and uPVC double glazed French doors with windows to side leading out to the patio. Curtain pole and curtains above. Wall lights. Two Contemporary vertical radiator.

SHOWER ROOM

2.57m x 2.68m narrowing to 1.63m

Contemporary shower room with ceramic tiled flooring. Chrome heated towel rail. Contemporary Villeroy and Boch sink with mixer tap above. Tiled from floor to ceiling. White W.C. uPVC double glazed window with roman blind above. Large walk in shower cubical with mains shower and monsoon rainfall showerhead above. 2 contemporary brushed chrome heated towel rails. Manrose extractor fan. Recessed LED ceiling spotlights. Ceramic tiled floor. Electric under floor heating.

DOUBLE BEDROOM 1

3.36m x 4.92m

Large uPVC double glazed picture window overlooking garden down to Gatehouse of Fleet and the hills beyond. Large built in cupboard with hanging rail and shelving. Wall mounted TV. Wall light. Ceiling cornicing. Fitted carpet. Radiator.

DOUBLE BEDROOM 2

4.29m x 3.07m

Another generous double bedroom with dual aspect uPVC double glazed windows to side and rear overlooking the garden with roller blind, curtain pole and net curtains above. Partially coombed ceiling. Fitted carpet. Radiator. Built in wardrobes with hanging rail and shelving. Ceiling light and wall lights.

DOUBLE BEDROOM 3

3.09m x 3.70m widening to 4.29m

Bright double bedroom with an abundance of natural light from large uPVC double glazed window to side with curtain track and curtains above. 2 double built in wardrobes with hanging rail and shelving. Radiator. Ceiling light. Fitted carpet.

FAMILY BATHROOM

1.82m x 1.94m

Suite of white wash hand basin inset into built in vanity unit providing useful additional storage, and WC. White bath with mains shower above. Fixed mirrored bathroom wall cabinet with razor light above. Tiled from floor to ceiling. Obscure uPVC double glazed window to side with roller blind above. Contemporary chrome heated towel rail. Extractor fan. Ceiling cornicing. Ceramic tiled floor. Electric Under floor heating.

First Floor Accommodation

Carpeted staircase leading to first floor level with two large uPVC double glazed picture windows overlooking garden providing additional natural light over stairwell.

FAMILY ROOM

9.77m x 4.70m

Wood effect laminate flooring. uPVC double glazed window to front and rear with curtain pole and curtains above. Loft access hatch. Partially coombed ceiling. Ceiling lights. 3 Velux windows providing additional natural light. Under eaves access and storage. Built in cupboards providing useful additional storage and built in drawers. Radiator. Door leading to:-

OFFICE AREA

3.00m x 1.86m

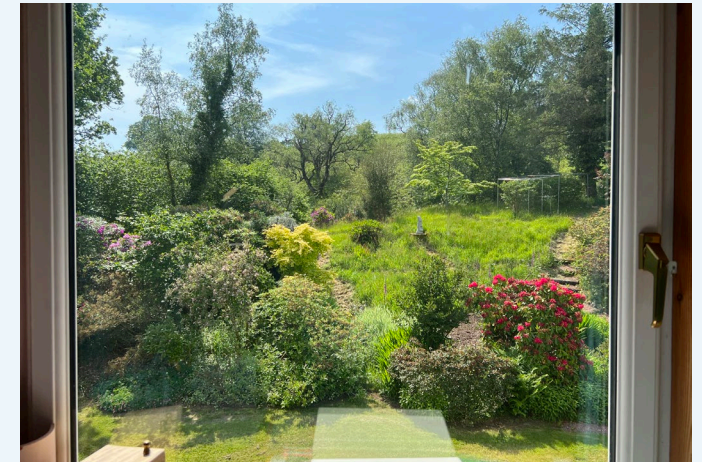
Fitted carpet. White 1 ½ bowl sink with mixer tap above. Tiled splash back. Wooden Velux window. Partially coombed ceiling. Door opens into:-

WALK IN LOFT STORAGE AREA

Partially boarded floor.

Outside

Great Oaks is well positioned within a generous wrap round garden extending to just under an acre. The delightful garden is visited by a variety of birds, red squirrels and hare. Immediately to the front of the property is a generous driveway providing parking for a number of cars with a path leading round to the main entrance and generous patio area with steps leading up to the property. Beyond the patio is a generous lawned area bordered by a number of well stocked flower beds and interspersed with mature shrubs and wild flowers. There is also a well stock garden pond with a number of fish.



The rear garden enjoys a wonderful outlook across to Gatehouse of Fleet, to the Galloway Hills beyond. A further formal patio area is located to the rear of the property and is accessible directly from the Open Plan Lounge / Garden room. This delightful wildlife garden enjoys an abundance of colour all year round which attracts a number of wildlife visitors.

GREEN HOUSE

GARDEN SHED

GARAGE 5.52m x 5.54m

Integrated garage Concrete floor. Electric up and over door. Built in wooden work bench. uPVC double glazed tilt and turn window to rear. Ceiling lights. Water tap. Door leading into utility room. Door from garage into:-

BOILER ROOM 3.51m x 2.89m narrowing to 1.54m

Wooden door from garage leading into I shaped boiler room. Concrete floor. Built in cupboards with laminate work surfaces and shelving above. uPVC double glazed window to front. Hot water cylinder and Viessmann gas fired boiler. Ceiling lights.

BURDENS

The Council Tax Band relating to this property is F.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band B

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."

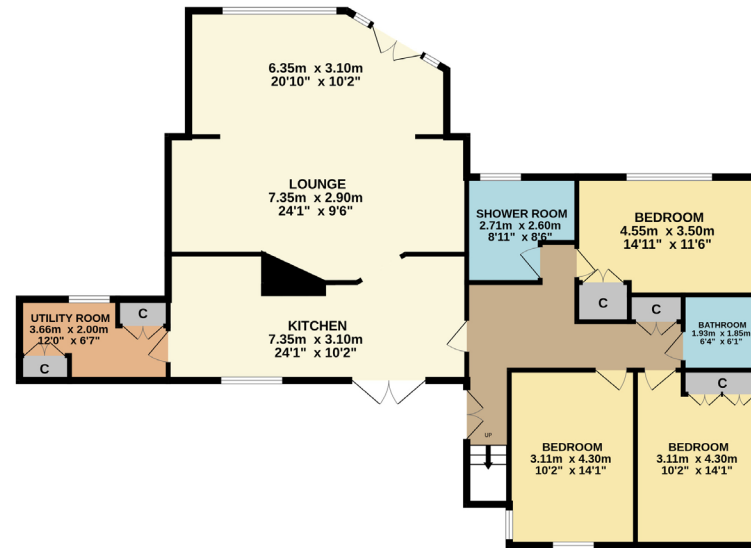
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

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

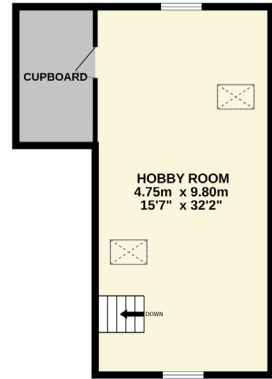
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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