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Landlord & Estate Agents





# 3 RAMSAY WOOD

GATEHOUSE OF FLEET, CASTLE DOUGLAS, DG7 2HJ

Well-proportioned 3 bedroom bungalow in a private residential location set within well stocked wrap round garden grounds with fine views across to Gatehouse of Fleet.



## Accommodation:

### Ground Floor:

Kitchen  
Sitting Room  
Conservatory  
Hallway  
Double Bedroom 1  
Double Bedroom 2  
Bathroom  
Inner Hallway  
Shower Room  
Double Bedroom 3  
Utility Room

### Outside:

Small Greenhouse.  
Wooden garden Shed.  
Covered log store.  
Gardens. Garage.

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3 Ramsay Wood is a well-proportioned detached bungalow in a private residential location set within well stocked wrap round garden grounds with fine views across to Gatehouse of fleet.

Although in need of some modernisation, this bright spacious property is well positioned in a generous plot with fine views to the rear across the Fleet Valley to Gatehouse itself and the Galloway hills beyond. To the front the property looks across its own well-tended garden grounds which are well stocked with a number of perennials and mature shrubs providing colour all year round.

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, from the gravelled driveway and front garden, up a flight of 3 stone steps with metal handrails, through uPVC double glazed door:-

### KITCHEN

Fitted kitchen with a range of solid wooden units with Laminate work surface. Tiled splash backs. Freestanding electric cooker. Under counter Bosch dishwasher. Stainless steel sink with drainer and mixer tap above. Fitted breakfast bar area. Telephone point. uPVC double glazed window with curtain pole and curtains. Recessed ceiling spotlights. Smoke alarm. Carpet.

### SITTING ROOM

Large 'L' shaped sitting / dining room with ample natural light from floor to ceiling uPVC double glazed window to rear providing fine views across the rear garden and neighbouring farmland to the Galloway hills beyond with curtain pole and curtains above. TV aerial point. Stone fireplace with inset electric flame effect fire with wooden mantle above (fireplace is still functional but not currently in use). Further uPVC double glazed picture window to rear. Ceiling cornicing. 3 Ceiling lights. Smoke alarm. Fitted carpet. Modern night storage heater. Wooden double glazed French doors leading into conservatory.

### CONSERVATORY

Front facing conservatory looking over the delightful front garden with windows on all 3 sides providing an abundance of natural light. 2 wall lights. Night storage heater. Tiled Floor. uPVC glazed door leading out to garden.

### HALLWAY

Large built in cupboards with shelving. Consumer unit. uPVC door to rear garden. Doorways opening off to:-

### DOUBLE BEROOM 1

uPVC double glazed window to rear with curtain track and curtains above. Large built-in wardrobe with hanging rail. Night storage heater. Ceiling light. Fitted carpet.

### DOUBLE BEDROOM 2

uPVC double glazed window to front with curtain track and curtains above. Built-in desk and shelving. Night storage heater. Built in cupboard with shelving. Ceiling light.

### BATHROOM

Suite of white wash hand basin, W.C. and bath. Inset vanity unit providing useful additional storage. Tiled splash back. Mira sport electric shower. Night storage heater. Ceiling light. Fitted carpet.

### INNER HALLWAY

Accessed directly from sitting room through wooden obscure glazed door. Fitted carpet. Doors leading off to further double bedroom, shower room and utility room. Ceiling light.

### SHOWER ROOM

Fitted carpet. Corner shower cubicle with electric Mira shower above. Respatex style wall paneling. White wash hand basin inset into vanity unit providing useful additional storage. Mixer tap above. White W.C. Chrome towel rail. Night storage heater. Fitted bathroom mirror with built in spotlights. Cupboard to side. uPVC double glazed window to front. Ceiling light.

### DOUBLE BEDROOM 3

Rear facing double bedroom with a fine view across the Fleet Valley. Modern night storage heater. uPVC double glazed picture window to rear with curtain track and curtains above. Good sized built in cupboard/wardrobe with shelving and hanging rail. Ceiling light. Ceiling cornicing. Fitted carpet.

### UTILITY ROOM

Built in kitchen cupboards Laminate work surface. Tiled splash back. Under counter washing machine. Under counter tumble dryer. Stainless steel sink with mixer tap and drainer to side. uPVC double glazed door to front garden. Wooden glazed window to side. Coat hooks. Wooden clothes pulley. Fluorescent strip light. Loft access hatch. Fitted carpet.

### OUTSIDE

3 Ramsay Wood is well positioned in a delightful wrap round garden. The property is accessed by remote controlled electronic wooden gates leading to a gravelled driveway with parking for at least 3 cars. The front garden is mainly laid to lawn and is interspersed with colourful flowerbeds which are well stocked with a number of mature shrubs and perennials. The front garden also features a small pond. A paved path leads round to the rear of the property.

The rear garden is mainly laid to lawn with a number of mature deciduous trees and shrubs. There is a generous paved patio area with a lovely view across neighbouring farmland.

Small Greenhouse. Wooden garden Shed. Covered log store.

### GARAGE

Generous garage with remote controlled electronic roller door. Light. Electric meter

### BURDENS

The Council Tax Band relating to this property is a Band F.

### ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band D

### 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 One Survey on 0141 338 6222 or by simply logging on to [www.onesurvey.org](http://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](mailto:property@williamsonandhenry.co.uk)).

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

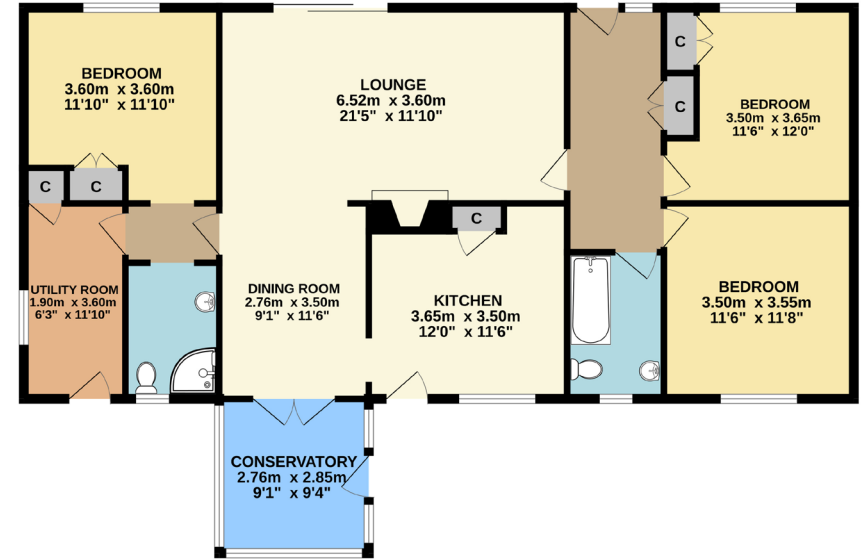
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/HENRH03-01





GROUND FLOOR  
117.2 sq.m. (1261 sq.ft.) approx.



TOTAL FLOOR AREA: 117.2 sq.m. (1261 sq.ft.) approx.  
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 to 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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