



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents



# ROWANTREE,

PLANETREE PARK, GATEHOUSE OF FLEET, CASTLE DOUGLAS, DG7 2EQ

Large architected designed detached house enjoying a magnificent wraparound garden extending to 1.5 acres with well-established trees, shrubs and flowers and stunning views across Gatehouse to the hills beyond

## Ground Floor:

Entrance Hallway  
Main Hallway  
Sitting Room  
Open plan kitchen diner  
Laundry / Utility Room  
Bathroom  
Double Bedroom 1 with ensuite Shower Room  
Double Bedroom 2

## First Floor:

Double Bedroom 3 with ensuite Shower Room  
Master Bedroom suite with ensuite bathroom and snug/studio

## Outside:

Tarmacadam driveway.  
Approximately 1.5 acres of well-established garden.  
Mature trees, shrubs and flowers  
2 patio areas enjoying views  
High end fixtures and fittings  
Double garage with electric door



Rowantree is as stunning bright and spacious architected designed detached home benefiting from an abundance of natural light and enjoying a magnificent wraparound garden extending to 1.5 acres with well-established trees, shrubs and flowers and stunning views across Gatehouse to the hills beyond

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 an uPVC composite door at front with glazed panels into:-

#### ENTRANCE HALLWAY 2.19m x 2.09m

Bright spacious reception hallway. uPVC double glazed window to front overlooking garden across Gatehouse to the hills beyond. Radiator with thermostatic valve. Ceramic tiled floor. Step up into main hallway area.

#### MAIN RECEPTION HALLWAY 3.57m x 3.59m (lengthening to 3.90m x 1.14m)

Oak staircase with glass balustrade and wooden handrail leads up to first floor level. Recessed alcove. Understair storage area. Optimum thermostatic controller. Recessed LED ceiling spotlights. Ceiling cornicing. Radiator with thermostatic valve. Engineered oak floor. Doors opening off to all ground floor accommodation.

#### SITTING ROOM 3.56m (widening to 4.44m) x 7.08m

Bright and airy reception room benefitting from an abundance of natural light from uPVC double glazed window to side with horizontal blinds. 2 Ceiling lights. Ceiling cornicing. Radiator with thermostatic valve. Contemporary Jotul wood burning stove and wood basket. 2 radiators with thermostatic valves. TV aerial point. BT phone point. Engineered oak floor. Double bifolding doors open out to patio area to front.

#### OPEN PLAN KITCHEN DINER 3.33m x 8.46m

Stunning contemporary open plan kitchen dining area ideal for modern family living. 2 Radiator with thermostatic valves. Limed oak effect wood floor.

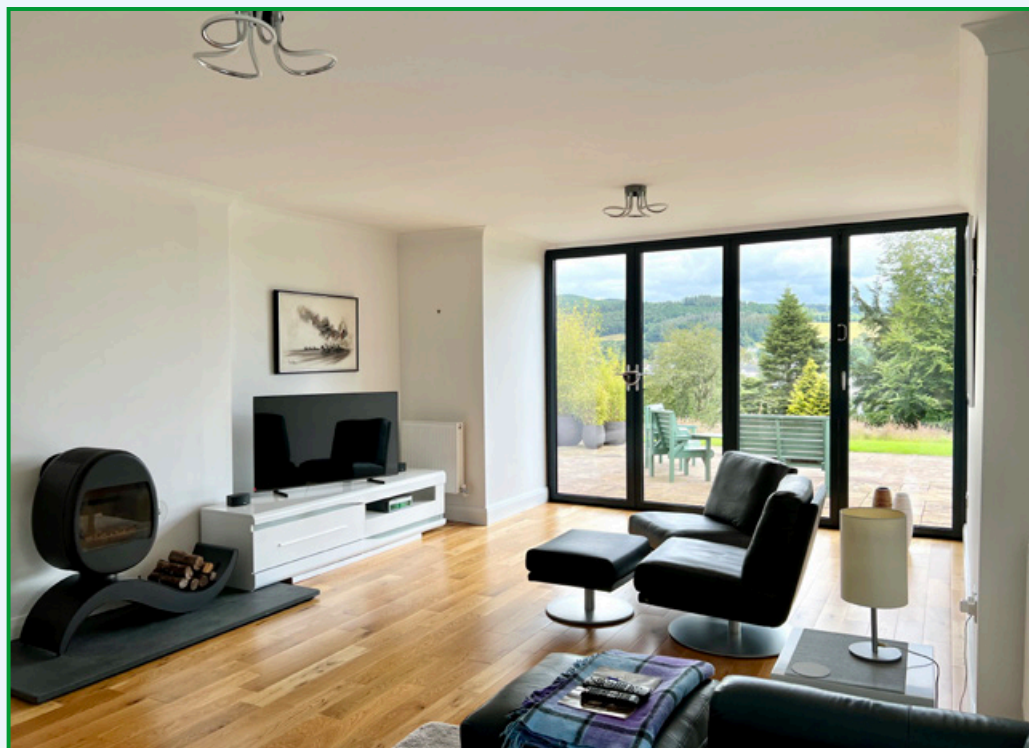
#### Kitchen area 3.29m x 4.47m

Modern white high gloss fitted kitchen units with granite work surfaces. Franke stainless steel 1½ bowl sink with mixer tap above. Neff chimney extractor hood. Stainless steel Neff induction hob. Neff electric double oven. Bosch integrated under counter fridge. Bosch integrated dishwasher. Central Kitchen Island. Recessed LED ceiling spotlights. Smoke alarm. Ceiling cornicing. Extractor fan. uPVC double glazed window to rear. Radiator with thermostatic valve.

#### Dining area 3.33m x 3.98m

Radiator with thermostatic valve. uPVC double glazed doors leading out to rear patio with floor to ceiling glazed panels to side. uPVC double glazed window to side. Ceiling cornicing. Ceiling light.

Oak door with step down to:-



**LAUNDRY / UTILITY ROOM 1.94m x 3.59m**

High gloss fitted kitchen units providing further storage. Franke stainless steel sink inset in to granite countertop with drainer to side and mixer tap above. Space for American style larder freezer. Plumbing for washing machine. Space for tumble dryer. Radiator with thermostatic valve. Loft access hatch. Recessed LED ceiling spotlights. Ceiling cornicing. Smoke alarm. Salus controller. uPVC double glazed window to rear. Limed oak effect wood floor. uPVC double glazed door leading to garage and covered veranda and which gives access to garden.

**BATHROOM 2.34m x 2.28m**

Contemporary white wash hand basin, W.C. and kidney shaped bath with curved shower screen and mains monsoon rainfall shower head and separate shower attachment. Mirror. Contemporary stainless steel heated towel rail. Tiled from floor to waist height. uPVC obscure glazed window to rear. Ceiling light. Extractor fan. Limed oak effect wood floor.

**DOUBLE BEDROOM 1 3.49m x 4.53m**

Large built-in cupboard, with bifolding doors, hanging rail and shelving. Dual aspect double glazed windows to front and side with horizontal blinds, curtain pole and curtains. Radiator with thermostatic valve. Ceiling light. Engineered oak floor. Door opens into:-

**ENSUITE SHOWER ROOM 1.62m x 1.97m**

Bright spacious ensuite shower room with white wash hand basin, W.C. and large walk-in shower cubicle with mains monsoon rainfall showerhead and separate shower attachment. Shaver point. Extractor fan. uPVC obscure glazed window to side providing additional natural light. Ceiling light. Stainless steel heated towel rail. Tiled from floor to ceiling. Ceramic tiled floor.

**DOUBLE BEDROOM 2 3.33m x 3.55m**

Good size front facing bedroom with dual aspect uPVC double glazed window to front and side with horizontal blinds, curtain pole and curtains. 2 generous built-in cupboards with hanging rail and shelving. Radiator with thermostatic valve. Ceiling cornicing. Ceiling light. Engineered oak floor.

Oak staircase with wooden handrail and glass balustrade leading to bright space first floor landing.

**LANDING 1.19m (widening to 2.64m) x 3.96m**

Partially coombed ceiling. Smoke alarm. Velux window to front. Central feature light fitting. Loft access hatch. Radiator with thermostatic valve. Optimum central heating controller. Carpet. Doors leading off to 2 generous bedrooms.

**DOUBLE BEDROOM 3 6.54m x 4.94m**

Bright spacious double bedroom with an abundance of natural light from feature architectural glazed windows with Juliet balcony and uPVC double glazed French doors overlooking front garden. 4 built-in



wardrobes with hanging rails and shelving. Partially coombed ceiling. Ceiling light. 2 radiators with thermostatic valves. Carpet. Door opening into:-

**ENSUITE SHOWER ROOM 2.07m x 2.42m**

Large walk-in shower cubicle with mains shower above. White bidet, W.C. and wash hand basin. Back lit bathroom mirror. Stainless steel heated towel rail. Light tube. Ceiling light. Partially coombed ceiling. Tiled from floor to ceiling. Limed oak effect wood floor.

**MASTER BEDROOM SUITE 6.69m (narrowing to 4.14m) x 4.85m**

Bright spacious master bedroom suite with built-in wardrobe with sliding doors with shelving and hanging rail. Partially coombed ceiling. Architectural feature glazed gable end with side panels and French doors opening out to Juliet balcony. Central heating controller. Carpet. Door leading off to ensuite bathroom and opening into snug/studio.

**ENSUITE BATHROOM 2.16m x 2.16m**

White wash hand basin, W.C. and kidney shaped bath with mains shower above. Back lit bathroom cabinet. Stainless steel heated towel rail. Light tube. Partially coombed ceiling. Tiled from floor to chest height. Ceiling light. Limed oak effect flooring.

**SNUG/STUDIO 5.17m x 2.66m**

Radiator with thermostatic valve. Partially coombed ceiling. Jotul feature wood burning stove and flue. uPVC double glazed French doors with Juliet balcony and glazed side panels. Engineered oak floor.





#### **OUTSIDE**

This delightful home benefits from approximately 1.5 acres of well-established garden with a number of mature trees, variety of shrubs and flowers providing colour all year round.

2 private and sheltered patio areas enjoy fine views across the garden and Gatehouse to the Galloway Hills beyond.

Central heating zoned? Own one fifth of the land as you drive up Planetrees before turning left.

#### **BURDENS**

The Council Tax Band relating to this property is G.

#### **ENERGY PERFORMANCE RATING**

The Energy Efficiency Rating for this property is C.



### 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](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

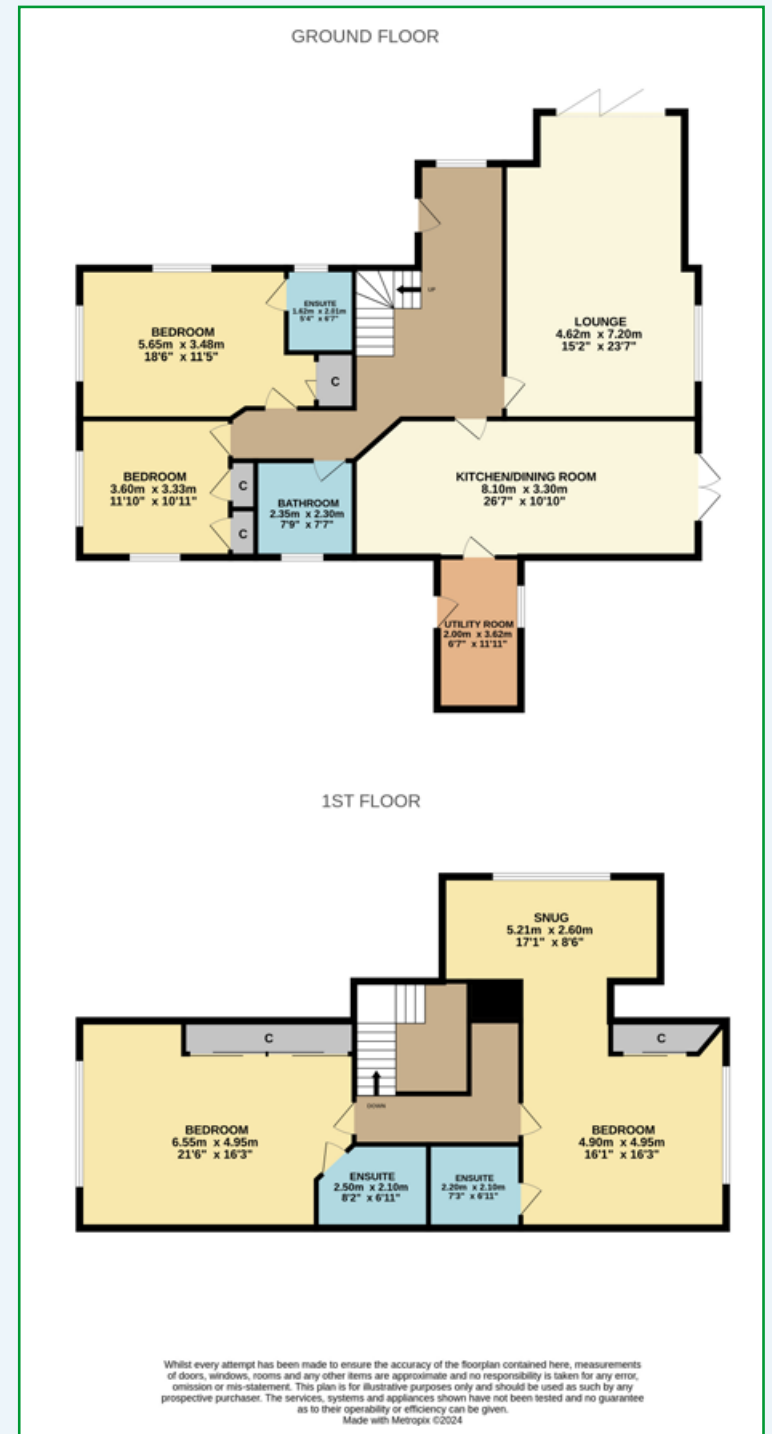
you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

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/SM/SMART01-01





**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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**[www.williamsonandhenry.co.uk](http://www.williamsonandhenry.co.uk)**