



WILLIAMSON
& HENRY
Solicitors & Estate Agents



GORSEBANK

ROSIE`S BRAE, ISLE OF WHITHORN, NEWTON STEWART, DG8 8LT

Well-presented detached home enjoying an elevated position with fine views across Wigtown Bay to the Galloway Hills, Isle of Whithorn and the Cumbrian Fells beyond.



Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Sitting Room with sun terrace
Dining Room
Kitchen
Rear Vestibule / Utility
Bathroom
Double Bedroom 1
Double Bedroom 2
Double Bedroom 3
Double Bedroom 4 with
Ensuite

Outside:

2 Basement Rooms
Gardens



Gorsebank is a well presented four bedroomed detached home enjoying an elevated position and wrap round views across neighbouring farmland, Wigtown Bay to the Galloway Hills, Isle of Whithorn and the Cumbrian Fells. This well-proportioned property benefits from light, bright, spacious rooms which are sure to suit a number of different buyers.

Whithorn is an attractive village providing further local amenities including shops, café, pharmacy, primary school, veterinary surgery, doctors surgery and car garage providing both repairs. Most recently historic interest has increased in the village following the construction of an iron age round house which portrays how people in Galloway lived in the 5th Century BC.

Newton Stewart is a busy Galloway market town set on the banks of the River Cree in a genuinely rural area and regarded by many as the gateway to the Galloway hills. The area has a wide range of sport and outdoor activities with opportunities to take shooting in the area, fishing on the nearby rivers, golf, and with an extensive range of walks and cycle paths.

ACCOMMODATION

Entered from front garden through solid wooden door with ornate glazed panel to side into:-

ENTRANCE VESTIBULE

Bright spacious entrance area with large built in cupboard with hanging rail and shelving providing useful storage. Ceiling light. Ceiling cornicing. Solid wooden floor. Wooden glazed door with glazed side panels entering into:-

RECEPTION HALLWAY **1.86m x 4.94m lengthening to 4.59m x 1.05m**

Bright L shaped reception hallway with doorways leading off to all main accommodation. BT telephone point. Built in cupboard. Electric Dimplex night storage heater. Loft access hatch. Smoke alarm. 2 ceiling lights. Ceiling cornicing. Hardwood flooring.

SITTING ROOM **6.16m x 4.77m**

Bright, spacious front facing sitting room with an abundance of natural light. uPVC double glazed picture window to side with curtain track and curtains above and uPVC floor to ceiling window with French doors that open out onto a bespoke balcony enjoying a spectacular view across Wigtown Bay to the Galloway Hills, Isle of Whithorn and the Cumbrian Fells beyond. 2 Dimplex night storage heaters. Ceiling cornicing. Recessed LED ceiling spotlights. Solid wooden floor. Wooden glazed door leading into:-

DINING ROOM **3.11m x 4.06m**

Well positioned formal dining room which can be accessed directly from the sitting room and kitchen. uPVC double glazed tilt and turn picture window to side with curtain track and curtains above. Vertical blinds. Dimplex night storage heater. Solid wooden floor. Wooden door leading through to:-

KITCHEN **4.02m x 3.18m narrowing to 2.58m**

Bright L shaped kitchen with a good range of farmhouse style fitted kitchen units with wood effect laminate work surfaces. Stainless steel sink with mixer tap and drainer. uPVC double

glazed window to rear with curtain track and curtains above. Integrated electric hob with Indesit chimney extractor hood above. Electric built in double oven. Built in breakfast bar area. Walk-in pantry with cupboards, wine rack, shelving and additional storage. TV bracket. Ceiling cornicing. 2 fluorescent strip lights. Limed oak effect laminate flooring. Door leading through to:-

REAR VESTIBULE / UTILITY **1.95m x 1.64m**

Limed oak effect laminate flooring. uPVC double glazed picture window to side with curtain track and curtains above. Space for washing machine and tumble dryer. Ceiling light. uPVC double glazed door with curtain above leading out to rear garden.

BATHROOM **1.79m x 3.11m**

Suite of white wash hand basin, W.C. and bath with respatex shower paneling on 3 walls. Ceramic tiles from floor to ceiling on one wall. uPVC obscure glazed window. Mira sport electric shower. Shower screen. Chrome electric heated towel rail. Glass shelf and fixed glass mirror. Slate effect vinyl flooring.

DOUBLE BEDROOM 1 **2.79m x 2.98m**

Rear facing double bedroom overlooking garden. uPVC double glazed window overlooking garden with curtain track and curtains above. Good sized built in wardrobe with hanging rail and shelving. Ceiling light. Dimplex panel heater. Fitted carpet.

DOUBLE BEDROOM 2 **2.51m x 3.53m**

Light and airy front facing double bedroom. Built in wardrobe with hanging rail and shelving. uPVC double glazed tilt and turn window with curtain pole and curtains above overlooking the garden across to the village and sea beyond. Ceiling light. Fitted carpet. Electric panel heater.

DOUBLE BEDROOM 3 **3.42m x 2.83m**

Another good sized double bedroom overlooking the rear garden. uPVC double glazed tilt and turn window with curtain track and curtains above. Dimplex electric panel heater. Built in wardrobe with hanging rail and shelving. Ceiling light. Fitted carpet.

DOUBLE BEDROOM 4 WITH ENSUITE **3.86m x 3.53m**

Generous master bedroom with uPVC double glazed tilt and turn window to front enjoying a pleasant outlook across the garden. Curtain track and curtains above. Ceiling light. Fitted carpet. Built in wardrobes with hanging rail and shelving and mirrored sliding doors. Smoke alarm. Door leading into:-

Ensuite Shower Room **2.51m x 0.93m**

Recently installed modern ensuite shower room comprising of white wash hand basin and W.C. Large shower cubicle with Mira electric shower above. Respatex style wall panelling. Double glazed obscure window. Built in bathroom cabinet. Fixed bathroom mirror. Recessed LED ceiling spotlights.

Outside

Gorsebank is well positioned within a private wrap round garden ground. External steps lead down to a generous covered terraced area providing a sheltered patio area for enjoying the garden. Wooden doors lead from the covered terrace to two good sized basement rooms.

Basement Room 1 **1.89m x 2.87m**

Currently used as a garden store. Concrete floor. Coat hooks. Shelving. External door leads to:-

Basement Room 2 **4.58m x 3.70m**

Bright basement room which could be used as a guest bedroom for visitors or home office or art studio. Fitted carpet. 3 small uPVC double glazed windows to side providing additional light. Power points. Water tap and drainage.

BURDENS

The Council Tax Band relating to this property is E.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is E.

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.

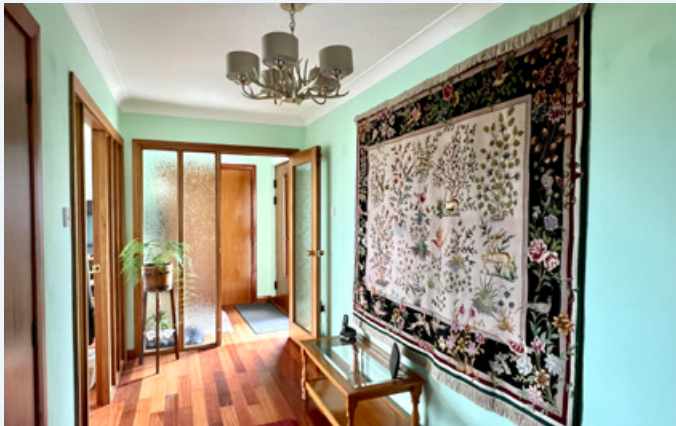
GENERAL ENQUIRIES, VIEWING & OFFERS

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. Ref: SAK/LNM/COVED01-01





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Metaplan 12/2014

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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