



WILLIAMSON
& HENRY
Solicitors & Estate Agents



MEDSTEAD LODGE

GARDEN STREET, GATEHOUSE OF FLEET, DG7 2JU

Beautifully presented 4 bedroom detached family home, located in a quiet yet central location a short walk away from all local amenities.

Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Sitting Room
Kitchen / Dining / Family Area
Utility Room
Laundry Room
Shower Room
2 Double Bedrooms

First Floor:

Landing
Double Bedroom 3
Bathroom
Double Bedroom 4

Outside:

Garden



Medstead Lodge is a beautifully presented 4 bedroom detached family home located in a quiet location a short walk away from all local amenities. This delightful property has been thoughtfully renovated throughout to an exacting standard to provide bright, spacious flexible accommodation ideal for modern family living.

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 via the front garden through uPVC composite glazed door with glazed panel to side into:-

ENTRANCE VESTIBULE **1.78m x 1.17m**

Tile effect vinyl flooring. Recessed LED ceiling spotlights. Ceiling cornicing. Wooden glazed door with glazed side panel into:-

RECEPTION HALLWAY

Bright and spacious reception hallway with doors leading off to all main ground floor accommodation. Carpeted staircase with painted wooden banister and handrail leading to first floor level. Under stair storage cupboard. Double built in cupboard providing useful additional storage. Fitted carpet. Radiator. Ceiling cornicing. Recessed LED ceiling spotlights. Smoke alarm.

SITTING ROOM **8.51m x 4.12m**

This spacious front facing reception room has ample natural light from 2 large uPVC double glazed picture windows overlooking the front garden with curtain pole and curtains above. Wooden glazed door leading to Open plan kitchen/dining family room. Inset cast iron wood burning stove set on slate hearth with painted wooden surround. Recessed alcove with built in shelving. Ceiling light. Fitted carpet. Radiator. Wall lights

KITCHEN / DINING / FAMILY ROOM

Located to the rear of the house the current owners extended the main house to create a wonderful open plan Kitchen / Dining Family room which is the real heart of the home. This bright spacious area is well suited to modern family living and provides a great space entertaining and can be accessed directly from both the sitting room and reception hallway. Solid oak flooring.

Kitchen Area

Spacious Kitchen area with a good range of Shaker style fitted Kitchen units with solid wood butcher block work surfaces. Contemporary Splash backs. Electric range cooker with modern stainless steel chimney hood above. A well-positioned kitchen island with granite work surfaces provides useful additional storage and preparation space with inset ceramic sink with drainers to side and mixer tap above. Radiator. Built in pantry cupboard. Built in wine racks. Integrated wine cooler. Opens into:-

Dining / Family Area

Bright, spacious dining / family room area with an abundance of natural light from 4 UPVC double glazed windows overlooking the rear garden and bi folding doors leading out to large patio ideal for entertaining. Recessed ceiling spotlights. uPVC double glazed skylight. Pendant light fitting. Electric panel heater.

UTILITY AREA **3.35m x 2.78m**

Good range of shaker style fitted kitchen units. Butcher block effect work surfaces. Radiator. uPVC double glazed window to rear with roman blind above. Smoke alarm. Ceiling light. Engineered oak flooring. Space for freestanding fridge freezer.

LAUNDRY ROOM **2.85m x 1.78m**

Tile effect flooring. Radiator. Space for washing machine. Stainless steel sink with mixer tap and drainer to side. Space for tumble dryer. uPVC double glazed window to rear. uPVC double glazed door to rear. Wooden clothes pulley. Ceiling light. Door leading out to rear garden.

SHOWER ROOM **2.21m x 2.26m**

Modern shower room with large walk in shower cubicle with electric monsoon rainfall shower attachment. Respatex style wall paneling on 3 walls. Obscure uPVC double glazed window to front with roller blind above. Granite counter top wash hand basin with mixer tap with storage cupboard beneath. Radiator. Ceiling cornicing. Ceiling light. Extractor fan. Backlit bathroom mirror. Tile effect flooring.

DOUBLE BEDROOM 1 (front) **3.46m x 2.86m**

uPVC double glazed window with curtain pole and curtains above. Roller blind. Built in wardrobes with mirrored doors providing useful additional storage. Ceiling light. Fitted carpet. Radiator.

DOUBLE BEDROOM 2 (rear) **3.51m x 3.52m**

Fitted carpet. Radiator. uPVC double glazed picture window with curtain pole and curtains above. Built in wardrobes. Ceiling light.

Carpeted staircase leading to first floor level.

First Floor Accommodation

LANDING **3.97m x 2.84m**

Bright first floor landing with ample light from uPVC double glazed picture window to front and Velux window to rear. Partially coombed ceiling. Recessed ceiling spotlight. Door leading off to all remaining bedrooms. Loft access hatch. Smoke Alarm. Radiator.

DOUBLE BEDROOM 3 **4.47m x 4.95m**

Bright, spacious double bedroom with ample natural light from uPVC double glazed window to front and Velux window to rear. Radiator. 2 built in cupboards providing useful additional storage. Partially coombed ceiling. Ceiling light. Fitted carpet



BATHROOM**2.21m x 2.84m**

Contemporary bathroom with Suite of White W.C. and White counter top and wash hand basin with waterfall mixer tap set on modern vanity unit. Mirror. Heated towel rail. Tiled on all walls. uPVC obscure glazed window to rear. Radiator. Contemporary bath. Ceiling light.

DOUBLE BEDROOM 4**3.97m x 5.15m**

Fitted carpet. uPVC double glazed picture window to front. Velux window to rear. 2 built in cupboards providing useful additional storage. Radiator. Partially coombed ceiling. Ceiling light.

OUTSIDE

The front garden area is mainly laid to tarmacadam providing parking for a number of vehicles.

Medstead lodge benefits from a generous garden which is fully enclosed on all sides. This delightful outside space is mainly laid to lawn with a large patio area which can be easily accessed from the open plan Kitchen / Dining / Family room making it the ideal spot for alfresco dining. Around the perimeter of the garden to one side is a purpose built lean-to providing an open fronted sheltered storage area.

Wooden Shed.

PLANNING PERMISSION

Please note that planning permission has been granted for a garage under planning application 23/0335/FUL which can be viewed on the Dumfries and Galloway Planning Portal.

BURDENS

The Council Tax Band relating to this property is F.

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 our office.

GENERAL ENQUIRIES, VIEWING & OFFERS

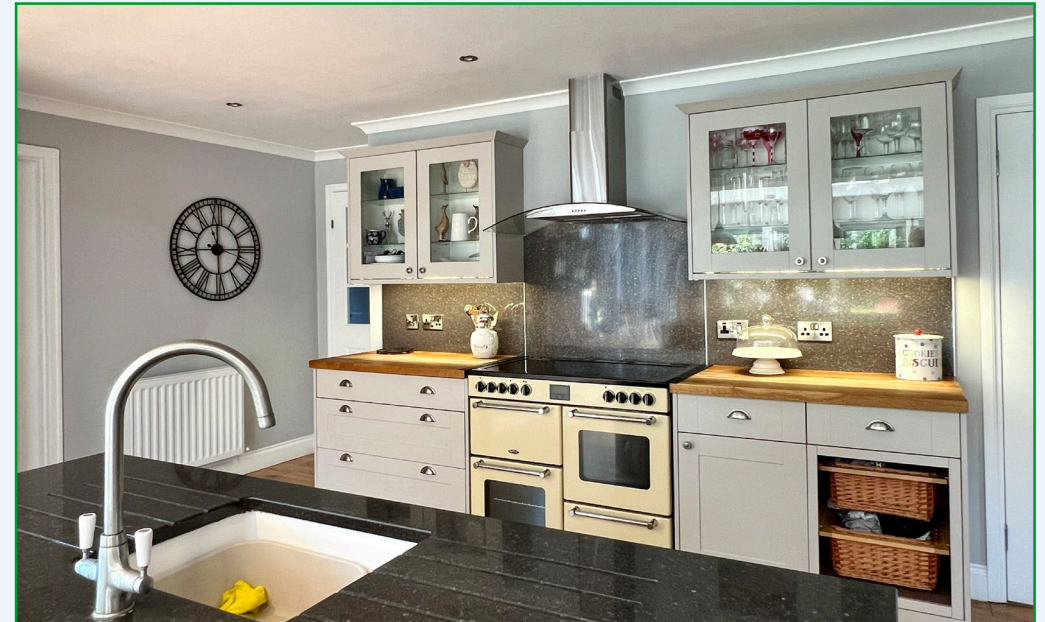
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

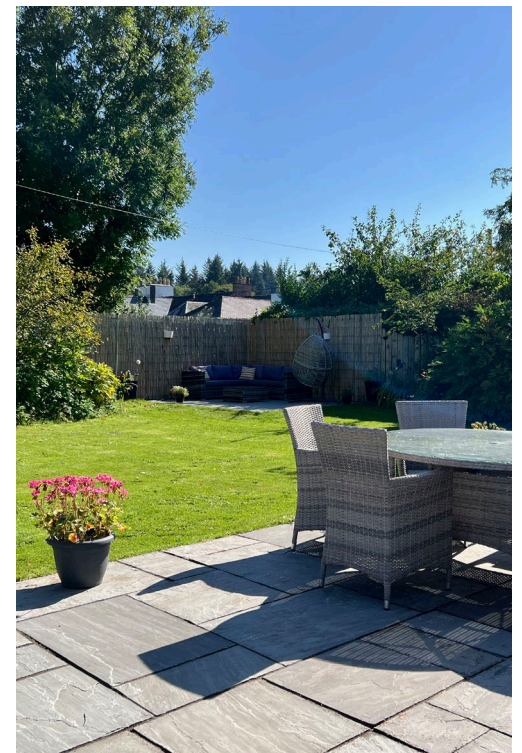
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

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/HIGGR01-07







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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