



WILLIAMSON
& HENRY
Solicitors & Estate Agents



7 ANN STREET

GATEHOUSE OF FLEET, DG7 2HU

Spacious mid terraced 'C' listed cottage offering flexible accommodation and generous enclosed rear garden.



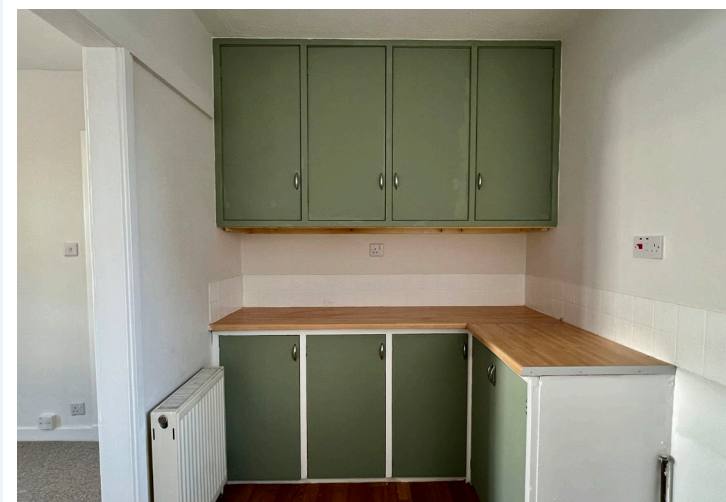
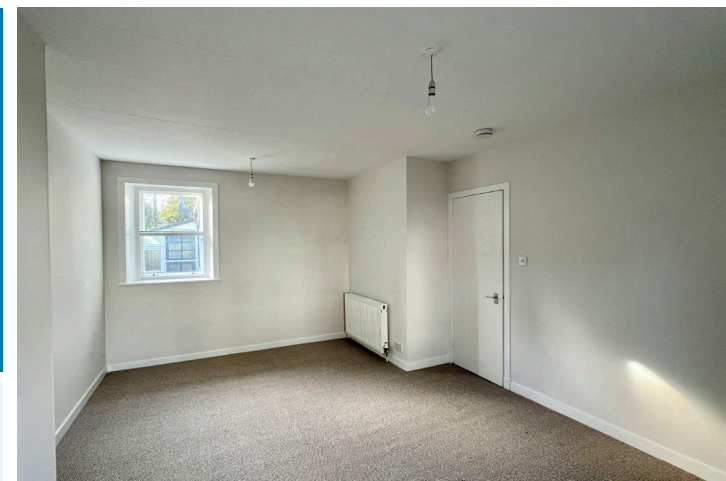
Accommodation:

Entrance Vestibule
Reception Hallway
Dining Room
Kitchen
Side Hall
2 Double Bedrooms
Bathroom
Sitting Room
Garden Room

Outside:

Garden. Off Street parking to front.

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7 Ann Street is a bright and spacious Grade C listed cottage located in a central yet quiet area of Gatehouse of Fleet. The cottage is a short walk away from all day to day local amenities and has the added benefit of having a number of lovely woodland walks a short distance away.

This charming property benefits from a graveled off street parking area to front and large enclosed garden to rear.

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, tennis, golf or snooker) and a wide variety of outdoor pursuits can be enjoyed in the area, including sailing, fishing, golf, cycling and hill walking.

ACCOMMODATION

Entered from front garden through solid wooden door with glazed panel leading to:-

ENTRANCE VESTIBULE

Fitted carpet. Cupboard housing RCD consumer unit and fuse box. Wooden glazed door leading to:-

RECEPTION HALLWAY

Bright reception hallway with doors leading off to all ground floor accommodation. Fitted carpet. Two radiators with thermostatic valves. Smoke alarm. Loft access hatch. Built in cupboard with sliding doors. Central heating thermostat controller.

DINING ROOM

Bright front facing dining room enjoying a pleasant outlook onto Ann Street. Fitted carpet. Built in cupboards. Wooden sash and case window to front. Radiator with thermostatic valve. Ceiling light. Opens into:-

KITCHEN

Fitted kitchen units with beech wood effect laminate work surfaces. Stainless steel sink with drainer to side. Wooden sash and case window overlooking garden. Built in wooden shelves. Radiator with thermostatic valve. Space for cooker. Vinyl flooring.

DOUBLE BEDROOM 1

Bright front facing double bedroom with wooden sash and case window to front. Ceiling light. Recessed arched alcove with built in cupboard beneath. Wooden sash and case window to rear. Radiator with thermostatic valve. Smoke alarm. Fitted carpet.

SIDE HALL

Fitted carpet. Built in cupboard. Ceiling light. Wooden glazed door leading through to pend and lean-to storage area.

BATHROOM

Suite of white wash hand basin, WC and bath. Radiator with thermostatic valve. Tiled from floor to ceiling. Ceiling light. Bath with mixer tap and mains shower attachment above. Built in storage cupboards. Obscure glazed sash and case window.

DOUBLE BEDROOM 2

Further good sized double bedroom. Built in wardrobes with hanging rail and shelving. Two sash and case windows to side providing ample natural light. Radiator with thermostatic valve beneath. Ceiling light. Fitted carpet.

SITTING ROOM

Located at the far end of the cottage this sitting room benefits from additional natural light from the garden room. Radiator with thermostatic valve. Built in cupboard. Two sash and case windows overlooking garden to side. Fitted carpet. Doorway leading through to:

GARDEN ROOM

Wooden door opens from the sitting room into this delightful garden room which enjoys an abundance of natural light and provide a pleasant outlook across the garden. Wood effect vinyl flooring. Built in cupboard. Radiator with thermostatic valve. Ceiling light.

GARDEN

To the rear of the property is a large enclosed garden mainly laid to grass interspersed with flower beds stocked with a number of well-established shrubs and trees. The garden is fully enclosed and can be accessed directly from the Garden Room and the pend to the side of the property accessed from the side hall. Wooden shed.

BURDENS

The Council Tax Band relating to this property is C.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

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.”

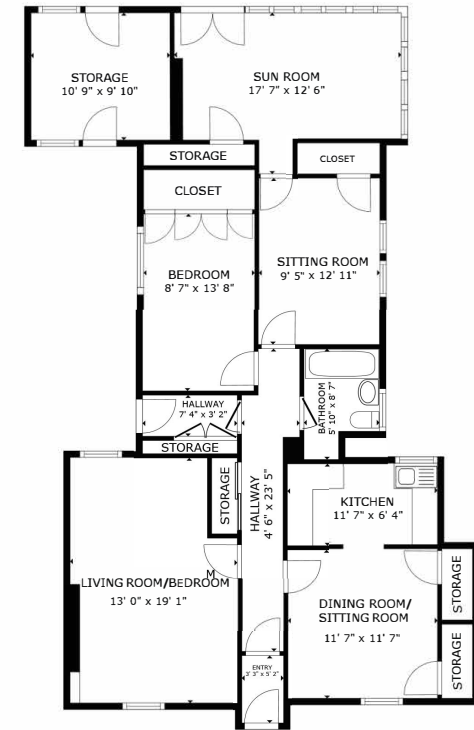
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

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/DHASR01-04





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,297 sq.ft.
TOTAL - 1,297 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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
 Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. S0303783. Registered Office: 3 St. Cuthbert Street, Kirkcudbright, DG6 4DJ

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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