



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents





# 56 CATHERINE STREET

GATEHOUSE OF FLEET, CASTLE DOUGLAS, DG7 2JB

Well-presented end of terrace townhouse providing surprisingly spacious accommodation located in a quiet yet central location in Gatehouse of Fleet.



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

## Accommodation:

### Ground Floor:

Entrance Porch  
Hallway  
Sitting Room  
Dining Room/Bedroom  
Kitchen  
WC  
Garden Room

### First Floor:

2 Double Bedrooms  
Single Bedroom  
Bathroom

Courtyard garden. UPVC  
Double Glazing. Gas  
Central Heating.



56 Catherine Street is a surprisingly spacious end of terrace town house which is located at the corner of Catherine Street and Victoria Street. This charming property is within easy walking distance of all local amenities. The property benefits from UPVC double glazing, gas central heating with newly installed boiler and a high level of insulation.

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 directly from Catherine Street through a uPVC composite door with obscure glazed window above into:-

**ENTRANCE PORCH**                      **1.22m x 0.97m**  
Ceiling light. Tiled floor. Original stripped wooden glazed door in to:-

**RECEPTION HALLWAY**                      **6.18m x 1.59m (narrowing to 0.74m)**  
This spacious hallway has doorways leading off to all main living accommodation as well as a staircase leading to the first floor level. Wall mounted cupboard housing electric meter. Radiator. Telephone point. Ceiling light and spot light. Smoke alarm. Fitted carpet.



**SITTING ROOM**                                      **3.80m x 3.73m**  
Entered from the main reception hallway through an original stripped wooden door. UPVC double glazed tilt and turn window to front with curtain pole and curtains above. Picture rail. Recessed shelved alcove. Radiator. Ceiling light with ornate ceiling rose. Deep skirting boards. LVT wood effect flooring.

**UNDER STAIR W.C.**                                      **1.16m x 0.63m (narrowing to 0.26m)**  
Suite of White W.C and white corner wash hand basin with mixer tap above. Glass shelf to one side. Extractor fan. Tiled splash back from floor to chest height. Ceiling light. Vinyl tile effect floor.

**KITCHEN**    **2.96m x 1.94m**  
This bright kitchen is located at the far end of the hall way and has a good range of limed Beech effect kitchen units with laminate work surfaces and tiled splash back. Stainless steel sink with drainer and mixer tap. Plumbing for washing machine. uPVC double glazed window to rear with roller blind above. Wooden inner single glazed window to garden room provides additional natural light. 4 way bar LED light. Ceramic tiled floor. Wooden glazed door leading in to:-

**GARDEN ROOM**                                      **3.17m x 2.74m**  
This lovely space has been used as a playroom by the current owners and can be accessed directly from the kitchen or via the rear garden and has an abundance of natural light from a number of large UPVC double glazed tilt and turn windows. Electric Tesy panel heater. Ceramic tiled floor. Blackboard wall under window.

**DINING ROOM/BEDROOM**                      **3.41m (narrowing to 2.85m) x 3.30m**  
Wooden single glazed internal window into the Garden Room providing additional natural light. uPVC double glazed tilt and turn window to side with deep sill with curtain pole and curtain above. Ceiling cornicing and ornate ceiling rose. Ceiling light. Radiator. LVT wood effect flooring.

Carpeted staircase leading to first floor accommodation with painted wooden handrail and bannister.

**HALF LANDING**  
Fitted Carpet. Wooden glazed door leading to:-

**BATHROOM**    **2.93m x 1.92m**  
This bright airy bathroom has a suite of White wash hand basin, W.C, and bath with mixer tap Triton electric shower. Respatex style paneling on one wall. Ceiling light. uPVC obscure glazed tilt and turn window to rear with roller blind. Heated towel rail. Cupboard housing newly installed gas fired boiler. Carbon monoxide detector. Loft access hatch. Tile effect vinyl flooring.

Further steps leading to carpeted landing with loft access hatch. Ceiling light. :-

First floor accommodation

**DOUBLE BEDROOM 1**                                      **3.43m x 2.80m**  
Entered from the first floor landing through original stripped wooden door. Partially coombed ceiling. uPVC tilt and turn window with deep sill beneath and curtain pole and curtain above. Radiator. Ceiling light. Fitted carpet.

**DOUBLE BEDROOM 2**                                      **3.44m x 3.44m**  
uPVC double glazed tilt and turn window with curtain pole and curtains aove. Partially coombed ceiling. Ceiling cornicing. Ceiling fan. Wall light. Carpet. Radiator.

**SINGLE BEDROOM (side facing)** **2.26m x 1.61m**  
uPVC double glazed tilt and turn window to side and deep sill. Radiator. Loft access hatch. LVT flooring. Curtain Pole and Curtains.



OUTSIDE

This well positioned and fully enclosed rear garden with newly constructed raised bed and is mainly laid to gravel. This newly fully fenced area provides a private outdoor space which is well sheltered from prevailing weather. The rear garden can be accessed directly from the Garden room or via the pedestrian gate on to Victoria Street.

BURDENS

The Council Tax Band relating to this property is a Band C

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, 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.”

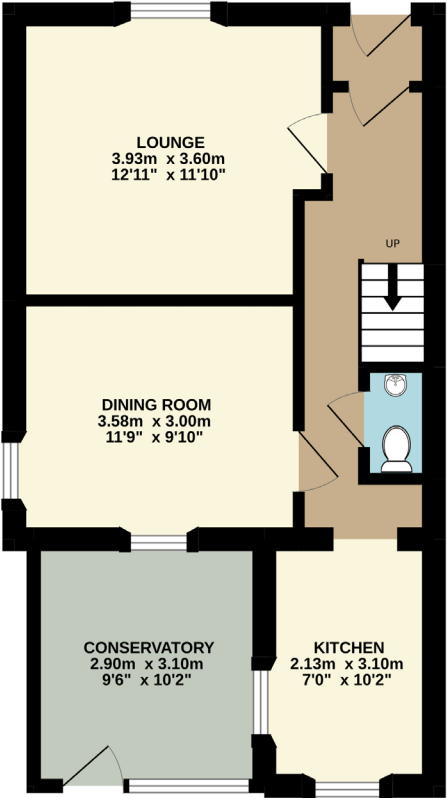
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: [property@williamsonandhenry.co.uk](mailto:property@williamsonandhenry.co.uk)).

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

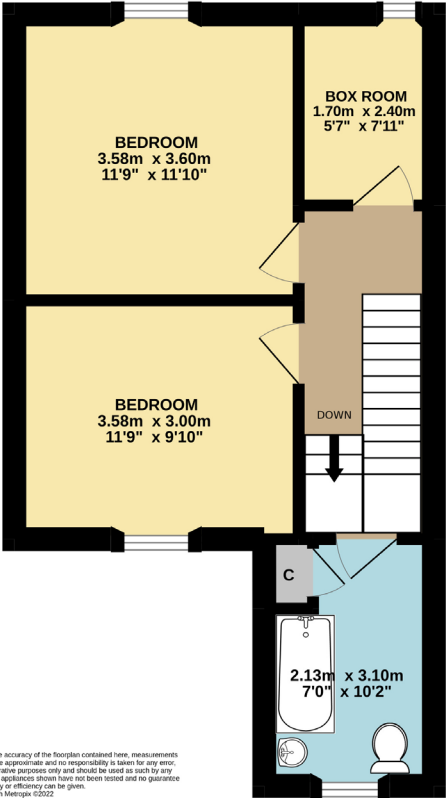
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/FARNR01-01

GROUND FLOOR



1ST FLOOR



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. Made with Metropax ©2022

**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. SO303783. 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 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.

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