



WILLIAMSON
& HENRY
Solicitors & Estate Agents



CRAIGMHOR

LAURISTON ROAD, GATEHOUSE OF FLEET, CASTLE DOUGLAS, DG7 2BE

Well presented, spacious 3 bedroom detached bungalow set in approximately 1.7 acres of mature woodland garden. Enjoys an elevated position and fine views across the fleet valley

Accommodation:

Ground Floor:

Entrance Hall

Reception Hallway

Open Plan Sitting Room / Dining Room

Kitchen

Utility Room

Bathroom

3 Double Bedrooms, one with en suite Shower Room

Outside:

Garage

Garden Grounds.



This well presented, spacious 3 bedroom detached bungalow is set in approximately 1.7 acres of wrap round mature woodland garden and enjoys an elevated position with magnificent views across the fleet valley towards Cairnsmore of Fleet.

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 patio adjacent to drive through uPVC double glazed door into:-

ENTRANCE HALL 2.36m x 1.47m

Ceramic tiled floor. Radiator. Ceiling cornicing. Ceiling light. Smoke alarm. Built-in cupboard with shelves. Wooden glazed door leading into:-

RECEPTION HALLWAY 6.27m x 1.13m

Doorways leading off to all main accommodation. Fitted carpet. Radiator. Two double built-in cupboards to one side. Loft access hatch.

**L-SHAPED OPEN PLAN SITTING ROOM / DINING ROOM
(overall measurement 7.44m x 5.29m (x 6.38m at widest)**

This spacious open plan reception room benefits from an abundance of natural light and wrap round view from a number of UPVC double glazed windows looking across the garden to the hills beyond. This wonderful space is well suited to modern family living and entertaining.



Sitting Room Area 4.63m x 4.53m

A bright spacious front facing reception room enjoying an ample natural light from two large uPVC double glazed picture windows with venetian blinds above, providing fine views across the garden to the Fleet Valley beyond. Brick built fireplace with slate hearth and cast iron wood burning stove. Radiator. Fitted carpet.

Dining Area 3.80m x 3.13m

uPVC double glazed window to front with a set of uPVC double glazed French doors leading out to garden. Fitted carpet. Radiator. Wooden glazed door leading into:-

KITCHEN 4.48m x 3.61m

Contemporary fitted kitchen with a good range of White high gloss units and solid wooden butcher block work surfaces with tiled splash backs. To one side is a useful breakfast bar area for informal dining. Stainless steel 1½ bowl sink with drainer to side and mixer tap above. Dishwasher. Space for freestanding fridge-freezer. White electric Belling range cooker with induction hob. Contemporary chimney style extractor hood. Two uPVC double glazed windows to rear. Radiator. Smoke alarm and heat sensor. Ceramic tiled floor. Wooden glazed door leading into:-

UTILITY ROOM 3.62m x 2.67m

Generous utility room which can be accessed directly from the Kitchen and Garden. Stainless steel sink with mixer tap and drainer to side. Fitted Kitchen unit. Space for washing machine and tumble dryer. Laminate work surfaces. Tiled splash backs. Ceramic tiled floor. Coat hooks. Ceiling light. Smoke alarm. RCD consumer unit. Recessed alcove with built-in shelving. Fixed mirror. Thermaflow off-peak electric boiler and hot water cylinder, heated either by the built-in immersion heaters, or by the multi-fuel stove in the lounge. The system provides plentiful hot water, and central heating throughout the house.



BATHROOM 3.76m x 2.10m

Well-proportioned family bathroom with Suite of White wash hand basin set into modern vanity unit with mixer tap above. White WC. White bath with mixer tap and handheld shower attachment. Double walk-in shower cubicle with mains shower above with monsoon rainfall showerhead. Fixed mirrored bathroom cabinet with built-in lighting. Tiled splash backs. Chrome dual powered heated towel rail. Radiator. Recessed LED ceiling spot light. Built-in cupboard. Ceramic tiled floor. uPVC double glazed window to rear.

DOUBLE BEDROOM 1 3.51m x 3.49m

Generous double bedroom with fine views across the front garden across to the Galloway Hills beyond with UPVC double glazed French doors with curtain pole and curtains. French doors open out to the garden. Fitted carpet. Ceiling cornicing. Ceiling light. Radiator. Door leading to:-

EN SUITE SHOWER ROOM 2.64m x 1.24m

Double walk-in shower cubicle with mains monsoon rainfall showerhead above. Extractor fan. White wash hand basin and WC set into modern high gloss vanity unit. Chrome dual powered heated towel rail. Ceiling cornicing and ceiling light. Ceramic tiled floor.

DOUBLE BEDROOM 2 3.66m x 3.59m

uPVC double glazed window providing fine views across the front garden to the Fleet Valley beyond, with curtain pole and curtains above. Double built-in wardrobe with hanging rail and shelving. Radiator. Fitted carpet.

DOUBLE BEDROOM 3 3.77m x 3.71m

Currently used as a home office this would be the third double bedroom. Located to the rear of the property this pleasant room has ample natural light from uPVC double glazed window to rear with curtain pole and curtains above. Double built-in wardrobe with hanging rail and shelving. Storage cupboard. Double radiator. Ceiling cornicing. Ceiling light.



OUTSIDE

Craigimhor is accessed by a sweeping driveway leading to a large gravel parking area and providing access to the garage. Beyond the driveway is a generous paved patio with easy access to the house. Craigimhor enjoys a wonderful wraparound woodland garden which is well stocked with a number of mature deciduous trees.

The garden slopes down from the front of the property and is mainly laid to lawn interspersed with a variety of mature trees and shrubs, and enjoys a wonderful uninterrupted outlook across to the Fleet Valley. Immediately to front of Craigimhor is a paved patio area with steps leading down to further patio which can be accessed directly from the dining room, which is ideal for alfresco dining or simply taking in the breathtaking view. At the far end of the house is a sheltered patio area with pond bordered by stonedyke wall.

To the rear of the property is a gently sloping woodland area with pathways leading around this rustic woodland garden which is haven for wildlife and birds providing more uninterrupted views across to the Garden to the hills beyond.

BURDENS

The Council Tax Band relating to this property is G.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is F.

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: SAKCOURJ01-02





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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