



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents





# STRATHNAVER

CALLY DRIVE, GATEHOUSE OF FLEET, DG7 2DJ

Immaculately presented detached three bedroom bungalow located in a private woodland location within the grounds of the Cally Estate.



## Accommodation:

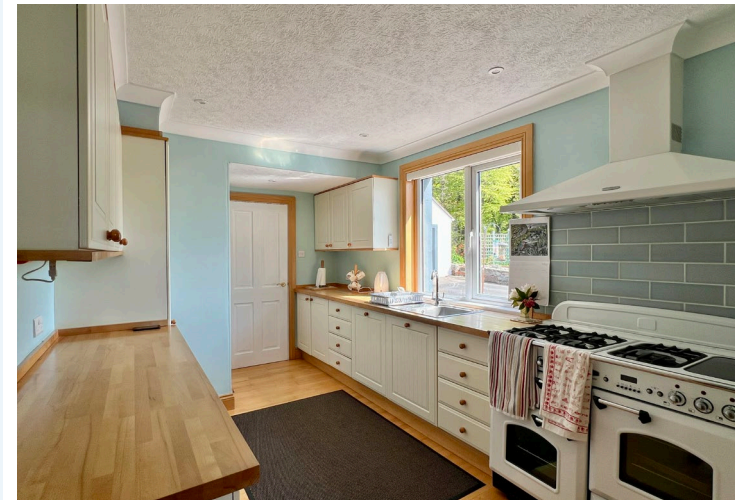
### Ground Floor:

Entrance Vestibule  
Reception Hallway  
Sitting Room  
Dining Room  
Kitchen  
Utility Room  
Garden Room  
2 Double Bedrooms  
Master Bedroom with En-suite Shower Room

### Outside:

Landscaped garden.  
Garage  
Summer House

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





Strathnaver is a beautifully presented detached bungalow located in the grounds of the Cally Estate whilst still being a short walk away from all the local amenities of Gatehouse of Fleet.

This wonderful home offers bright spacious accommodation throughout in a wonderful private location. The property has three well proportioned bedrooms which compliment the spacious living accommodation and wrap round garden.

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

**ACCOMMODATION**

Entered through uPVC double glazed doors from the front garden in to:-

**ENTRANCE VESTIBULE**

Flagstone floor with inset entrance mat. Wooden obscure glazed front door in to:-

**RECEPTION HALLWAY (4.71m x 1.78m) (lengthening to 6.47m x 0.97m)**

Bright L shaped reception hallway with doors leading off to all main rooms. Recessed LED ceiling spotlights. Ceiling cornicing. 2 Radiators. Smoke alarm. Wooden flooring.

**SITTING ROOM (7.88m x 3.30m)**

Bright and spacious reception room running the entire depth of the property with an abundance of natural light from dual aspect windows to the front, side and rear along with French doors opening out to the front patio. Curtain poles. Two radiators. LPG flame effect gas fire inset in to marble fireplace and hearth. TV aerial point. Wall lights. Smoke alarm. Carpet.

**DINING ROOM (5.06m x 3.47m)**

Well positioned bright and airy dining room with doorways leading off to both the Kitchen and Garden Room. Large picture window with views of Gatehouse Cricket Ground and towards Cairnsmore of Fleet beyond. Wall lights. Solid wooden floor.



**KITCHEN (5.31m x 4.18m)**

Generous Kitchen with a good range of fitted shaker style kitchen units with solid wooden work surfaces. Stainless steel drainer sink with mixer tap above. Built-in larder cupboard. Integrated dishwasher. Integrated fridge freezer. Rangemaster LPG cooker with Rangemaster white extractor fan above and tiled splash backs. Heat sensor. Large uPVC picture window to side overlooking driveway and garden. Radiator. Recessed LED ceiling spotlights. Ceiling cornicing. Solid wooden flooring. Wooden door leading in to:-

**UTILITY ROOM (4.05m x 1.82m)**

One step down in to utility room. Fitted cream shaker style units with solid wooden work surface above. Stainless steel sink with drainer, mixer tap and tiled splash back. Plumbing for washing machine. Under counter space for tumble dryer. Large uPVC picture window overlooking side with roller blind above. Cupboard housing hot water cylinder with shelving and hanging rail. Cupboard housing electric meter and fuse box. Further cupboard with coat hooks and shelving. Worcester oil boiler. Ceiling light. Radiator with thermostatic valve. Ceramic tiled floor. uPVC double glazed door leading out to garden.

**GARDEN ROOM (3.54m x 3.47m)**

Spacious reception room with pleasant view from wrap round uPVC double glazed windows on 3 walls with French doors leading out to patio area. Inset fireplace featuring wood burning stove. LED ceiling spotlights. Slate floor.

**DOUBLE BEDROOM 1 (2.85m x 3.90m)**

Well-proportioned double bedroom with ample natural light from large uPVC double glazed window overlooking rear garden with curtain pole above and curtains. Large walk-in shelved storage cupboard with coat hooks. Ceiling cornicing and light. Radiator with thermostatic valve. Carpet.

**BATHROOM (2.77m x 2.04m)**

Suite of White W.C, wash hand basin with mixer tap, bidet and bath with mixer tap with mains shower overhead attachment and shower curtain rail tiled splash backs. Built-in vanity unit. Large mirror. Shaving point. LED ceiling spotlights. Extractor fan. uPVC obscure glazed window to rear. Radiator. Ceramic tiled effect floor.

**MASTER BEDROOM (4.39m at widest narrowing to 3.84 x 3.04)**

Delightful, well-proportioned front facing reception room with ample natural light. Large picture window overlooking Cairnsmore of Fleet with curtain pole above and



curtains above. Radiator with thermostatic valve. Built-in cupboard with hanging rail and shelf. Ceiling light. Carpet. Doorway leading in to:-

**ENSUITE SHOWER ROOM**

Suite of White W.C, and wash hand basin with mixer tap inset in to white high gloss vanity unit. Large walk-in shower cubicle with Mira mains shower. Extractor fan. Obscure glazed uPVC double glazed window to front. LED ceiling spotlights. Radiator with thermostatic valve. Anti-slip vinyl floor.

**DOUBLE BEDROOM 3**

Large uPVC double glazed picture window overlooking rear with curtain pole above and curtains. Built-in wardrobes. Radiator with thermostatic valve. Ceiling cornicing. LED ceiling spotlights. Carpet.

**OUTSIDE**

**Front Garden**

Tarmacadam driveway, bordered by stonedike wall with raised flower beds, as well as an interesting Rockery area to one side with well-established alpiners leading up to the property from a short lane off the main Cally Drive.

This well landscaped garden is mainly laid to patio and gravel to the front with fine views across Gatehouse Cricket Grounds towards Cairnsmore of Fleet in the distance. With direct access into the sitting room, sun room and entrance hallway.

**Rear Garden**

Mainly laid to lawn with surrounding flower beds, mature shrubs and trees such as magnolia, rhododendrons and azaleas and bordered by beech hedge.

Immediately to the rear there is a large gravel area ideal for alfresco dining which can be access via the utility room. This area could also provide additional space for extending the property subject to appropriate planning consents. To one side a wooden pergola leads through to the side of the property and a number of vegetable plots along with further lawned area and flower beds to the west of the property. Bordered to the rear by rhododendrons, bamboo and conifers.

Raised Patio area with wooden summer house with further area for entertaining and enjoying the delightful surroundings.



**Outbuildings**

**Wooden Summer House**

**Garage**

with electric up and over door. Flood light to front. uPVC glazed pedestrian door to side and further uPVC double glazed windows on either side. Electric and lighting. Oil tank to rear.

**BURDENS**

The Council Tax Band relating to this property is F.

**ENERGY PERFORMANCE RATING**

The Energy Efficiency Rating for this property is D.

**SERVICES**

The agents assume that the subjects are served by mains water via private water pipes, mains electricity, oil fired central heating and drainage to a septic tank 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. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

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)).

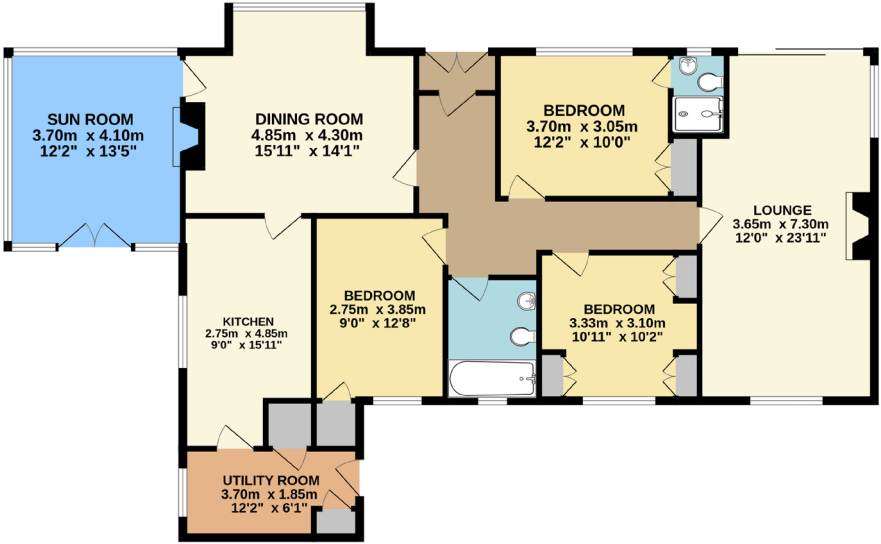
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

Ref: SAK/SM/CAMPA02-02



**GROUND 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.  
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**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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