



WILLIAMSON
& HENRY
Solicitors & Estate Agents



8 BAKERS DOZEN

GATEHOUSE OF FLEET, CASTLE DOUGLAS, DG7 2LA

Well-presented detached house with wrap round garden located in quiet cul de sac location with fine outlook across neighbouring farmland to hills beyond.



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Accommodation:

Ground Floor:

Entrance Porch
Reception Hallway
Sitting Room
Kitchen / Dining Room
Utility
Rear Vestibule
Conservatory
Bedroom 1 with Ensuite
Study / Bedroom 2
Bedroom 3

First Floor:

Landing
2 Double Bedrooms
Shower Room

Outside:

Garden & Garage



8 Baker's Dozen is a well presented detached home providing bright and spacious flexible accommodation throughout which is sure to suit a number of different buyers. This lovely property benefits from large wrap round garden backing on to neighbouring farmland with fine views across to the hills beyond.

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 from front garden through two uPVC double glazed doors with glazed side panels into:-

ENTRANCE PORCH **2.72m x 1.11m**

Bright entrance porch. Ceramic tiled floor. Two wall lights. Wooden door with glazed side panels leading into:-

RECEPTION HALLWAY **3.99m (at widest) x 1.87m narrowing to 1.11m x 4.20m**

Light and welcoming reception hallway with doors leading off to all ground floor accommodation. Fitted carpet. Radiator. Ceiling cornicing. 2 ceiling lights. Smoke alarm. Carpeted staircase with painted wooden handrail leading to first floor level.

SITTING ROOM **7.26m x 6.30m**

Wooden 15 pane glazed door leads off from the main reception hallway into this bright and airy reception room. Large uPVC double glazed picture windows to front and side provide a delightful dual aspect across the garden to front and side provide an abundance of natural light. Curtain track and curtains. Three radiators. Ceiling light. Ceiling Cornicing. Fitted Carpet. Opens into:-

KITCHEN / DINING ROOM **6.59m x 3.64m**

Located at the rear of the property is a spacious open plan Kitchen dining area which can be accessed from both the sitting room and reception hallway.

DINING AREA **2.92m x 3.64m**

Well positioned dining area enjoying a pleasant view from uPVC double glazed window to rear overlooking garden and farmland beyond. Radiator. uPVC double glazed doors lead out to conservatory. Ceiling cornicing. Ceiling light. Curtain track and curtains. Fitted carpet. Opens into:-

KITCHEN AREA **3.48m x 3.64m**

Contemporary shaker style fitted kitchen with Copper effect laminate work surfaces. Black 1 ½ bowl sink with integrated drainer to side and mixer tap above. uPVC double glazed window to rear with roman blind above. Under counter lighting. AEG induction hob with stainless steel AEG chimney extractor hood above. Integrated under counter wine chiller. Eye level integrated Zanussi microwave. Integrated electric oven. Freestanding American style fridge-freezer. Integrated dishwasher. Wood effect laminate flooring. Recessed LED ceiling spotlights. Heat sensor. Opens to:-

UTILITY AREA **3.73m x 1.75m**

Shaker style fitted kitchen units with copper effect laminate work surfaces. Under stair storage area. Washing machine. Clothes pulley. Radiator. Coat hooks. Recessed LED ceiling lights. Wood effect laminate flooring. Wooden glazed door leading into:-

REAR VESTIBULE

uPVC obscure glazed door leading out to rear garden. Recessed alcove housing Gas boiler and meter and RCD consumer unit. Ceiling light. Wood effect laminate flooring.

CONSERVATORY **3.20m x 2.72m**

Accessed from the open plan kitchen / dining room this generous conservatory enjoys a lovely outlook across the garden to hills beyond. Parquet effect flooring. uPVC double glazed windows on three walls with French doors leading out to garden. Ceiling light.

BEDROOM 1 WITH ENSUITE **2.69m x 1.00m**

Good sized double bedroom with ample natural light from UPVC double glazed window to rear looking over neighbouring farmland. Fitted carpet. uPVC double glazed window to rear. Radiator beneath. Ceiling cornicing. Ceiling light. Door leading to:-

ENSUITE SHOWER ROOM **1.19 m x 2.29m**

Large walk in shower cubicle with mains shower above. Respatex style wall paneling on three walls. White wash hand basin and W.C. Fixed bathroom mirror. Obscure uPVC double glazed window. Chrome heated towel rail. Extractor fan. Ceiling light. Wood effect vinyl flooring.

FAMILY BATHROOM **3.15m x 2.06m**

Spacious family bathroom with coloured suite of wash hand basin and W.C. with tiled splash blacks. Bath with mains shower above. Shower curtain rail. Large walk in shower cubicle with mains shower and respatex style wall paneling. Fixed bathroom mirror. Shaver light. White heated towel rail. Obscure uPVC double glazed window to rear with blind above. Extractor fan. Ceiling light. Vinyl flooring.

STUDY / BEDROOM 2 **3.17m x 2.21m**

Currently used as a study but could easily be used as single bedroom. Built in cupboards providing useful additional storage on one wall including fixed shelving. uPVC double glazed window to rear with roller blind above and built in desk beneath. Radiator. Ceiling cornicing. Ceiling light. Wood effect laminate flooring.

BEDROOM 3 **4.22m x 3.58m**

Well-proportioned light front facing double bedroom. uPVC double glazed picture window with curtain track and curtains above. Radiator. Built in wardrobes. Ceiling cornicing. Ceiling light. Fitted carpet.

Carpeted staircase with wooden handrail and banister leading to first floor level.

First floor accommodation

LANDING

Bright and spacious first floor landing. Fitted carpet. Under eaves storage. Heavily coombed ceiling. Velux window providing additional natural light over stairwell. Smoke alarm. Loft access hatch. Recessed LED ceiling spot lights.

BEDROOM 4 **4.48m x 4.26m**

Spacious double bedroom with uPVC double glazed window to side and Velux window to front. Curtain track and curtains. Under eaves storage cupboards. Heavily coombed ceiling. Recessed LED ceiling spotlights. Fitted Carpet.

SHOWER ROOM **3.86m x 1.70m narrowing to 1.00m**

Suite of white wash hand basin and W.C. Walk in shower cubicle with shower above. Heavily coombed ceiling. Velux window to front. Under eaves storage cupboard. Radiator. Fitted carpet. Recessed ceiling spotlight.

BEDROOM 5 **4.64m x 4.81m**

Further spacious double bedroom with uPVC double glazed window to side and Velux window to front. Curtain track and curtains. Under eaves storage cupboards. Heavily coombed ceiling. Recessed LED ceiling spotlights. Fitted Carpet. Loft access hatch.

OUTSIDE

8 Bakers Dozen is well positioned within a generous, level wrap round garden set back some distance from the road. The property benefits from a large gravel driveway providing parker for a number of cars with space for a motor home or boat. The remainder of the garden is mainly laid to lawn with paths to front and rear and interspersed with mature shrubs and flower beds. Outside light. Outside tap.

DOUBLE GARAGE

Spacious double garage which has recently been re-roofed by the existing owners. Concrete floor. Up and over door to front and pedestrian door to side. Power and lighting

BURDENS

The Council Tax Band relating to this property is .

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is Band 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/BARKD01-03



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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