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Solicitors & Estate Agents





# GREENHAVEN

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

**A 3 bedroom bungalow enjoying an elevated position and catching fine views to the North West across the Fleet Valley to the Galloway Hills including Cairnsmore of Fleet.**



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## **Accommodation:**

### **Ground Floor:**

Hall  
Living Room  
Conservatory  
Kitchen  
Bathroom  
Double Bedroom 1  
Master Bedroom with  
Ensuite  
3rd Bedroom

### **Outside:**

Front and rear gardens.  
Garage. Wooden Shed.





Enjoying a superb position with fine views, Greenhaven is a “Colt” bungalow and is therefore timber framed and timber clad. The original house has been improved over the years, particularly with the addition of a large conservatory, and is now fitted with 15 solar panels providing electricity and an air source heat pump for water and space heating.

The property benefits from excellent storage with an attic running the full length of the house which is largely floored and also with a basement area beneath the house.

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 from garden through front door with glazed panels to side into:-

**HALL** **3.65m x 2.36m (plus 4.83m x 1.11m)**  
“L shaped” reception hall with built in cupboard with coat hook and further shelved cupboard beside. Radiator. Loft access hatch with Ramsey ladder. Two further built in cupboards providing useful additional storage. Wooden floor.

**LIVING ROOM** **7.23m x 5.51m**  
A light and airy reception room with ample natural light and dual aspect from windows to the front and rear windows and natural borrowed light from the



conservatory. The front window has wooden shutters and enjoys superb views across the fleet valley. Two radiators. Open fire with slate tiled hearth and slate mantel over. This spacious reception room has ample room for table and chairs to create a dining area. Wooden floor to match the hallway.

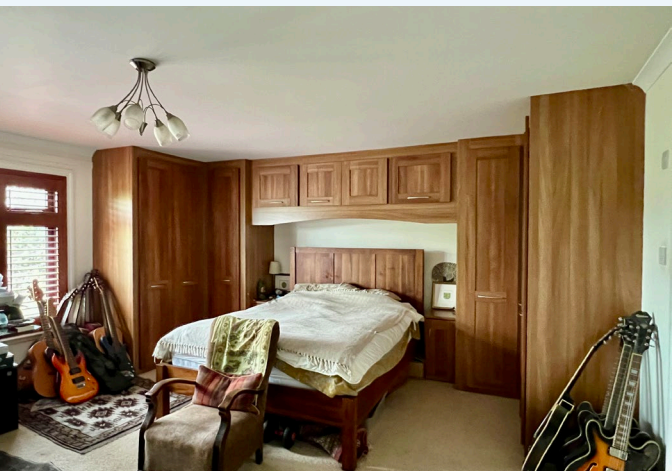
**CONSERVATORY** **5.18m x 3.20m**  
A step down leads into a well-proportioned conservatory with wrap round windows providing an abundance of natural light and fine views. Wooden floor. Double doors lead out to a delightful balcony area suitable for alfresco dining.

**KITCHEN** **5.39m x 2.96m**  
A well proportion kitchen with a good range of fitted Kitchen units providing ample storage and preparation space. 4 burner gas AEG hob with cooker hood above. Integrated AEG double oven and grill. Integrated fridge freezer. Plumbing for washing machine. 2 UPVC double glazed windows to rear with blinds above. Tiled floor. Door leading out to rear garden.

**BATHROOM** **3.84m x 2.31m**  
Suite of White corner bath with mixer shower and shower screen to side, bidet, dual flush W.C, . White wash hand basin with mixer tap set in modern vanity unit with integrated mirror and light above. Chrome towel rail. UPVC Obscure glazed window to rear with blind above. Wood effect vinyl floor.

**DOUBLE BEDROOM** **4.16m x 3.58m**  
Front facing double bedroom with ample natural light from large picture window to front providing a wonderful outlook across the valley. Wooden shutters. Built in wardrobes with hanging rail and shelving along one wall. 2 Radiators. Double glazed window enjoying the fine view across the valley. Wooden shutters. Carpet.

**MASTER BEDROOM WITH ENSUITE** **6.08m x 4.81m**  
Spacious master bedroom suite with an extensive range ‘Sharp’ of built-in bedroom



furniture. Radiator. Double glazed window enjoying the fine view over the Fleet Valley towards Cairnsmore. Wooden shutters. Carpet.

**Ensuite** **3.20m x 2.30m**  
Bath with mixer tap and shower fitment above. Wash hand basin set in integrated vanity unit with cupboards to either side. Corner shower cubicle fitted with Mira mixer shower. W.C. Radiator. Extractor fan. Rear facing obscure glazed window. Wood effect vinyl floor.

**THIRD BEDROOM** **2.31m x 2.76m**  
Rear facing window. Radiator. Carpet. Blinds.

**ATTIC**  
The pull down ladder in the hall gives access to attic space extending the full length of the house which is extensively floored and has electric light.

**OUTSIDE**  
To the front a drive leads up to an area of hard standing for parking and turning. Along the whole the front of the house is a spacious balcony area which continues around to the front of the conservatory and provides an ideal area for alfresco dining or entertaining.

There are a variety of well established trees and shrubs and areas of grass to both front and rear. This has been allowed to grow longer to encourage wildlife. To the rear of the property is a wooden shed (2.98m x 2.32m) and patio area.

**Garage** **6.56m x 3m**  
Extending underneath the conservatory the garage is accessed through an “up and over” door and has two windows to the side. Electric power and light.

To the right side of the garage a path leads through to the rear garden.



**Basement**

To the left of the garage a door opens to an extensive basement area stretching under the house which has restricted head height and has brick walls and a concrete floor.

**BURDENS**

The Council Tax Band relating to this property is F.

**ENERGY PERFORMANCE RATING**

The Energy Efficiency Rating for this property is C.

**SERVICES**

The agents assume that the subjects are served by mains water and mains electricity but no guarantee can be given at this stage. It is understood that drainage is to a shared septic tank. There are 15 solar panels providing electricity and with Feed-In Tariff entitlement which will pass with the ownership of the property. There is also an air source heat pump providing water and space heating.

**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**

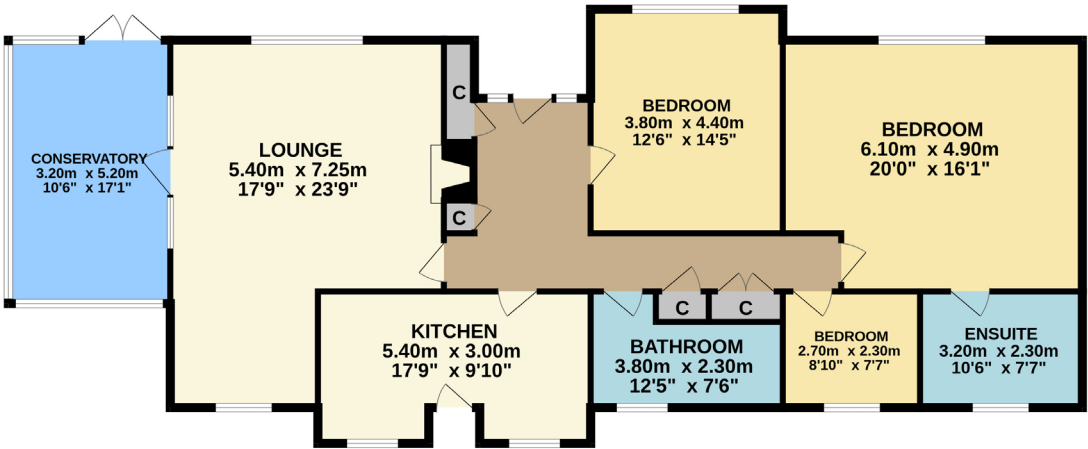
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to “REQUEST VIDEO 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/SM/GALLG03-01



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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