



WILLIAMSON
& HENRY
Solicitors & Estate Agents



3 VICTORIA STREET

GATEHOUSE OF FLEET, CASTLE DOUGLAS, DG7 2HT

Detached house and workshop located in the heart of Gatehouse of Fleet within easy reach of all amenities.



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House

Ground Floor:

Reception Hallway
Sitting Room
Dining Kitchen

First Floor:

2 Double Bedrooms
Family Bathroom

Workshop

Ground Floor:

Front Room
Rear Room

First Floor:

Room 1
Inner Hall

Laundry Room
Gym/Office

Outside:

Courtyard Area to Front.
Enclosed garden to rear.



3 Victoria Street, provides a unique opportunity to purchase a well presented stone built home, with spacious and light accommodation throughout with attached stone built workshop over two floors with provides scope to extend the main house with potential for a two further ground floor reception rooms and master bedroom suite at first floor level. There may also be the option subject to appropriate planning consent there would be potential to create a self-contained annexe if you wished.

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.

HOUSE ACCOMMODATION

The main house and workshop are both entered from a gated front courtyard area. The main entrance door to the left is through a wooden double glazed door into:-

RECEPTION HALLWAY 1.96m x 1.70m

This reception hallway area is open to both the sitting room to the left and kitchen to the right and solid wooden staircase leading to first floor level. Ceiling Spotlights. Storage cupboard. York stone tiled floor. 2 Smoke alarms. Heating controller. Cupboard housing electric meter and consumer unit. Large under stair storage cupboard with shelving and lights. Underfloor heating. York stone tiled floor.

SITTING ROOM 4.36m x 3.34m

Cosy front facing reception room with ample natural light from hard wood double glazed windows to front and further uPVC double glazed window to side overlooking central courtyard area with curtain poles and curtains above. Feature fireplace with Villager wood burning stove with rustic mantel above. Ceiling light. Recessed LED ceiling spotlights. York stone tiled floor.

DINING KITCHEN 5.61m x 3.58m

Bright and spacious dining kitchen with bespoke handmade solid wooden kitchen units with granite work surfaces. Inset stainless steel sink with mixer tap. Electric induction hob with stainless steel splash back behind and stainless steel chimney



hood above. Electric integrated oven. Space for freestanding American style fridge freezer. Handmade wooden dresser with shelved cabinet above. 2 uPVC double glazed windows to side overlooking lade. Recessed LED ceiling spotlights. Underfloor heating. York stone tiled floor. Double glazed French doors leading out to rear garden.

Solid wooden staircase with wooden handrail and balustrade leading to first floor level with a large uPVC double glazed picture window with curtain pole and curtains providing additional natural light to the stairwell and first floor landing.

First floor level

LANDING 4.24m x 0.76m

Partially coombed ceiling. Smoke alarm. 2 Ceiling lights. Stripped wooden floorboards. Doorways leading off to 2 double bedrooms, family bathroom and into first floor of workshop.

DOUBLE BEDROOM 1 (front facing) 3.98m x 3.79m

Hard wood double glazed window to front with curtain pole and curtains. Partially coombed ceiling. Ceiling light. Radiator. Stripped wooden floorboards.

DOUBLE BEDROOM 2 (Rear facing) 3.53m x 2.43m

uPVC double glazed window to side with roller blind above. Large double glazed Velux window to rear. Ceiling light. Radiator. Carpet.

FAMILY BATHROOM 2.66m x 1.80m

White countertop wash hand basin inset into vanity unit with marble work surface, W.C. Cast iron roll top bath with mixer tap and handheld shower attachment. Extractor fan. Loft access hatch. Ceiling light. Chrome heated towel rail. Wood panelling to waist height. uPVC double glazed window to side. Stripped wooden floorboards.

WORKSHOP ACCOMMODATION

Entered through an wooden door from front courtyard area into:-

FRONT ROOM 6.11m x 3.04m

4 ceiling lights. Exposed stone walls. Built-in shelving. (Freestanding wooden work bench not included in the sale). 2 large uPVC double glazed picture windows



providing ample natural light looking into courtyard. Concrete floor. Doorway leading into:-

REAR ROOM 5m x 6.34m

This large room runs the full width of the workshop area and could make a stunning family room or open plan Kitchen / Dining Family room if it were to be incorporated into the main house. Painted stone walls. Wood burning stove. 6 ceiling lights. Fuse box. Wooden sliding garage door. Wooden staircase leading to first floor level. Wooden glazed door leading out to rear garden. Concrete floor.

Wooden staircase leading up to first floor level.

First floor level

ROOM 1 6.41m x 5.06m

Mirroring the large ground floor room this large and spacious area could easily be converted to an artist's studio, or master bedroom. Open vaulted ceiling. 2 ceiling lights. Plywood floor. Doorway leading into main house. Doorway leading through to:-

INNER HALLWAY 2.2m x 1.11m

Partially coombed ceiling. Skylight. Plywood floor. Doorways leading off to laundry room and gym/office.

LAUNDRY ROOM 1.93m x 2.2m

Wood clad ceiling. Ceiling light. skylight. Plywood floor.

GYM/OFFICE 4m x 3.39m

Light bright spacious room with 3 large skylight windows. Ceiling light. Wood panelled ceiling. Wooden glazed door on gable overlooking Victoria Street. Anti-slip floor.

OUTSIDE

To the front of the property is a paved and fully enclosed courtyard area with wrought iron gates which the current owners have also used as off street parking.



The rear garden is terraced with a gravel path running the length of the building to the rear with paved steps leading up to a newly landscaped and paved patio area and raised flowerbeds. The rear garden is bordered by fencing and hedging to rear.

BURDENS

The Council Tax Band relating to this property is B.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is 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

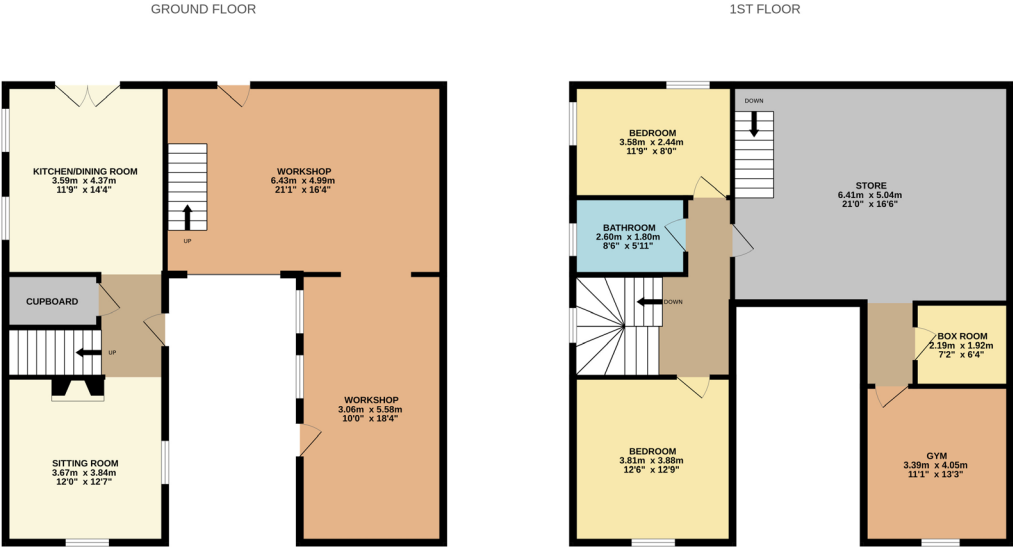
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to “REQUEST VIDEO 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/SM/REIDC01-06



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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