



WILLIAMSON
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Solicitors & Estate Agents



BARDRISTANE FORGE

GATEHOUSE OF FLEET, CASTLE DOUGLAS, DG7 2HA

Well positioned traditional Galloway cottage with bright and spacious accommodation throughout and enjoying uninterrupted sea views from every room.



Accommodation:

Ground Floor:

Reception Hallway
Sitting Room
Kitchen
Garden Room
Bathroom

First Floor:

Landing
Double Bedroom 1

Outside:

Garden. Parking.

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This delightful property benefits from bright and spacious accommodation which is sure to suit a number of different buyers. The current owners operate the property as a successful self-catering holiday let – however the property would also be well suited as a permanent home.

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.

Entered through wooden glazed door from front into:-

Bright and welcoming reception hallway with doorways leading off to kitchen and sitting room. Carpeted staircase leading to first floor level. Under stair storage cupboard and bathroom. Coat hooks. Wall mounted cupboard housing electric meter and RCD consumer unit. Ceramic tiled floor. Radiator

This light and airy front facing sitting room like all the rooms enjoys an uninterrupted sea view and ample natural light from a uPVC double glazed window with sill beneath. Radiator. Stone fireplace with cast iron wood burning stove set on slate hearth with wooden mantel above. Ceiling light. Ceramic tiled floor.

This well positioned kitchen with a good range of fitted kitchen units and laminate work surfaces with tiled splash backs. Built in breakfast bar area. Ceramic sink with mixer tap above. Washing machine. Integrated electric hob and oven with extractor hood above. Freestanding fridge freezer. uPVC double glazed window to rear with roman blind above. uPVC double glazed window to front with uninterrupted sea views and shutters to side. Radiator. Nest central heating controller. Three ceiling spotlights. Ceramic tiled floor. Opens into:-

This wonderful garden room can be used all year round and enjoys an abundance of natural light from large uPVC double glazed windows to front providing a fantastic panoramic view across neighbouring farmland to the sea beyond. Further glazed architectural feature window on gable end provides additional natural light. Exposed timber beams. Velux window to rear. Wooden glazed door leading out to rear garden. Radiator. Cast iron wood burning Dowling stove. Tiled floor.

Suite of White W.C. and wash hand basin inset into modern vanity unit. White bath with mixer tap and shower above. Partially coombed ceiling. Ceiling spotlights. Wood effect laminate flooring. Chrome heated towel rail. Fixed mirrored bathroom cabinet. Tiled from floor to ceiling on two walls. uPVC obscure glazed window to rear.

Carpeted staircase with painted wooden handrail leading to first floor level.

First Floor Accommodation

Partially coombed ceiling. Velux window to rear. Two steps leading up to bedrooms on each side of landing.

Front facing double bedroom. uPVC double glazed window with uninterrupted sea views and deep sill beneath. Shutters to side. Radiator. Under eaves storage cupboard. Ceiling light. Fitted carpet.

Further front facing double bedroom. uPVC double glazed window with uninterrupted sea views and deep sill beneath. Shutters to side. Radiator. Under eaves storage cupboard. Partially coombed ceiling. Ceiling light. Fitted carpet.

The rear garden can be accessed directly from the house via graveled path with steps leading up to a fully enclosed garden bordered by stone dyke on two sides and fencing to the front. The rear garden is mainly laid to lawn. There is off street parking for 1 car.

The property is currently rented out as a self-catering holiday let and therefore subject to a rateable value and small business rates relief.

The Energy Efficiency Rating for this property is E.

The agents assume that the subjects are served by mains water, mains electricity, Oil Fired Central Heating and private drainage but no guarantee can be given at this stage.

Subject to negotiation.

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/MCCOA03-04



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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