

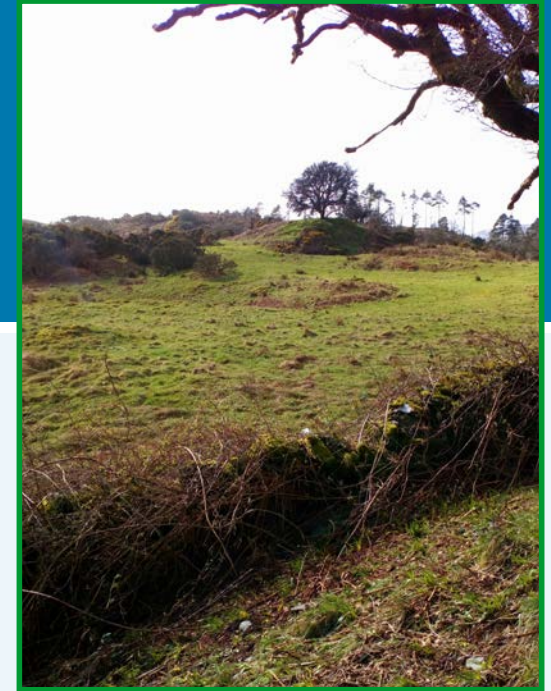


WILLIAMSON
& HENRY
Solicitors & Estate Agents

PLOT 34 BRACKEN WOOD

GATEHOUSE OF FLEET

Residential Building Plot with Full Planning Permission and water and electricity connected. Situated on the edge of the popular town of Gatehouse of Fleet. Approx ½ an acre.



Plot 34 Bracken Wood is located in a select residential development about a mile outside Gatehouse of Fleet in a unique idyllic woodland setting, where high quality modern properties occupy large sites, many of which retain much of the woodland character of Bracken Wood with its ferns, bluebells and natural hardwoods.

This quiet woodland development is within easy walking distance to the town. Gatehouse of Fleet is an active community and benefits from many local amenities, such as a primary school, shops, solicitors and accountants offices, hotels, 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 and golf) and a wide variety of outdoor pursuits can be enjoyed in the area, including sailing, fishing, golf, cycling and hill walking.

Plot 34 is approx. ½ an acre and is located at the south end of the Bracken Wood Development. The site is accessed via a private access road off the U16s.

The Siting and orientation of the proposed property has allowed for the house to be orientated to align with the new house on plot 32, providing adequate space for a driveway to the front.

The living spaces within the design for the property at Plot 34 has been done in such a way as to take advantage of both the views from the site, both to the north and south.

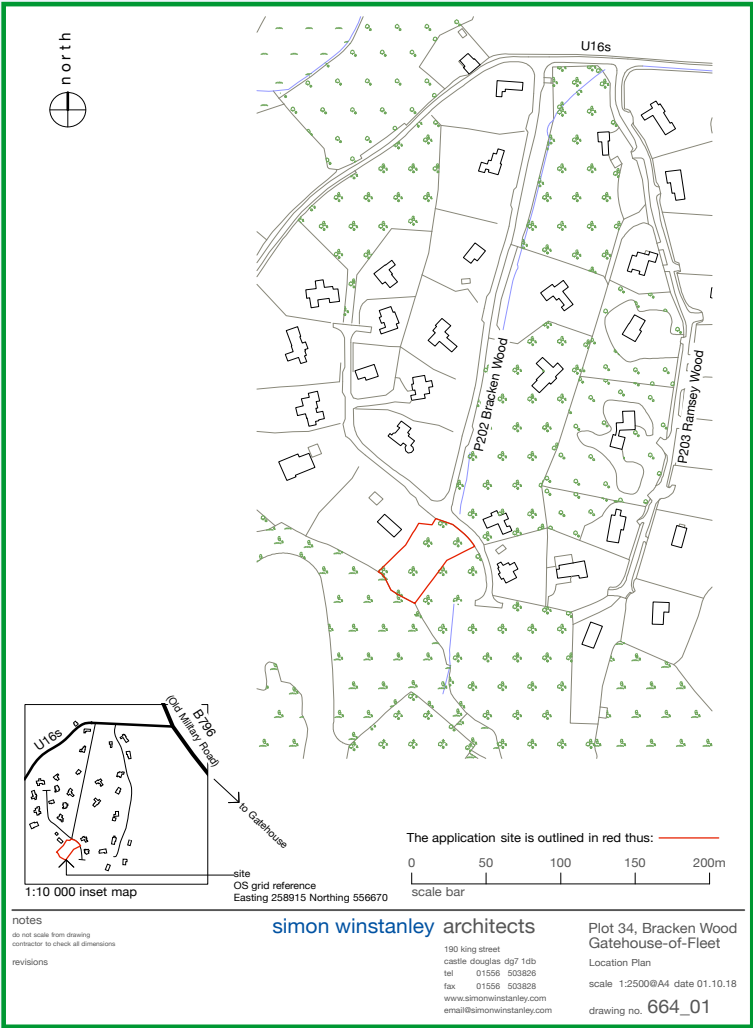
The planning permission shows the bedrooms facing towards the rear and the secluded garden. This also allows both the main living space and the bedrooms to benefit from a southerly aspect.

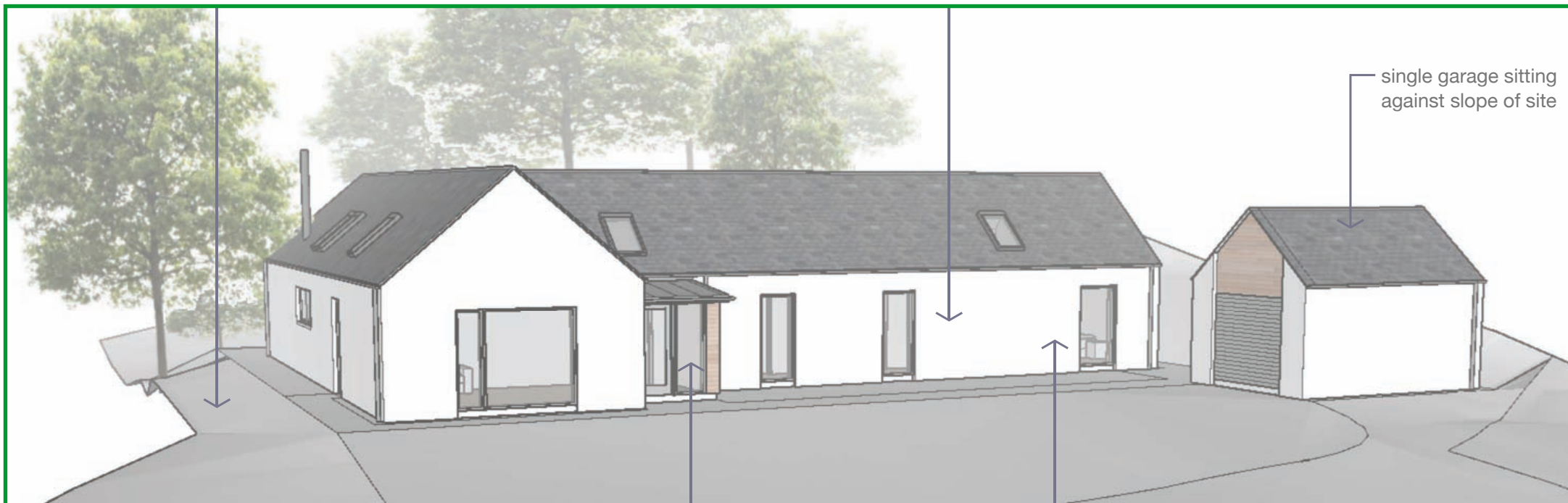
SERVICES

Mains water and electricity are connected with gas, drainage and telephone services available on or immediately adjacent to the plot.

ENTRY

Subject to negotiation.





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 their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (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 332057.

Ref: RDI/SAK/MACDC01-01

PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

GENERAL OFFICE: 13 St. Mary Street, Kirkcudbright, DG6 4AA Tel: (01557) 330692

NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440

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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 to 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.

www.williamsonandhenry.co.uk

