



**WILLIAMSON
& HENRY**
Solicitors & Estate Agents



2 FLEET STREET

GATEHOUSE OF FLEET, CASTLE DOUGLAS, DG7 2JT

A well-positioned two bedroom end terraced house located a short walk away from all local amenities.



Accommodation:

Ground Floor:

Entrance Hallway
Open Plan Sitting Room/
Dining Room
Kitchen

First Floor:

Bathroom
2 Bedrooms

Outside:

Garden



2 Fleet Street is a well-presented stone built two bedroom end terraced house which is currently used as a self-catering holiday let by the current owners.

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, 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.

ACCOMMODATION

Entered from Fleet Street through a solid wooden door with glazed panel above into:-

ENTRANCE HALLWAY

2.08m x 1.29m

Coat hooks. Exposed wooden beamed ceiling detail. Wall-mounted cupboard housing electric meter and fuse box. Radiator. Built-in double cupboard providing useful additional storage. Painted brick wall. Door leading into open plan L-shaped sitting room/dining room.

OPEN PLAN SITTING ROOM/DINING ROOM

5.74m x 4.30m (at longest and widest)

Good sized front facing reception room with ample natural light from wooden sash and case window to front with deep sill beneath. Curtain pole and curtains above. Radiator. Open fireplace with paved hearth and tiled surround with wooden mantel above. Wall-mounted TV bracket. Exposed beamed ceiling detail. Painted stone wall. Sash and case window to side with deep sill beneath and roller blind above with built-in cupboard beneath. Under stair storage cupboard. Radiator. Built-in bench with wood panelling beneath. Ceramic tiled floor. Carpeted staircase with painted wooden handrail leading to first floor level. Archway leading through to:-

KITCHEN

3.00m x 2.50m

A good range of fitted kitchen units with tiled splash backs and laminate work surfaces. Stainless steel one and a half bowl sink with mixer tap and drainer to

side. Wood panelled ceiling. Smoke alarm. Heat sensor. Ceiling spot lights. Electric freestanding Beko cooker with extractor hood above. Under stair storage area. Wooden glazed window to rear with deep sill beneath. Wooden glazed door leading out to rear garden area.

Carpeted staircase with wooden handrail and banister to first floor:-

First Floor

Skylight. Loft access hatch. Smoke alarm. Doors leading to two double bedrooms and bathroom.

BATHROOM

2.80m x 1.90m

Contemporary bathroom suite of white wash hand basin with mixer tap, WC and bath with mains shower above and glazed shower screen to side. Wooden sash and case window to rear with roller blind above, looking out to garden. Ceiling light. Radiator. Tiled from floor to ceiling. Ceramic tiled floor. Built-in cupboard.

DOUBLE BEDROOM 1 (front facing)

5.64m x 2.90m

Two sash and case windows to front with curtain pole and curtains above. Two radiators, one beneath each window. Ceiling light. Built-in double cupboard providing useful additional storage.

DOUBLE BEDROOM 2 (rear facing)

2.80m x 2.60m

Sash and case window to side with curtain pole and curtains above and deep sill beneath. Wooden painted floorboards. Ceiling light. Radiator. Built-in double cupboard with hanging rail and shelving.

OUTSIDE

Private garden with paved patio and wooden shed.

The rear garden is accessed along a path to rear leading to a generous garden area mainly laid to lawn, bordered by stone dyke wall.

BURDENS

The Council Tax Band relating to this property is band C.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

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).

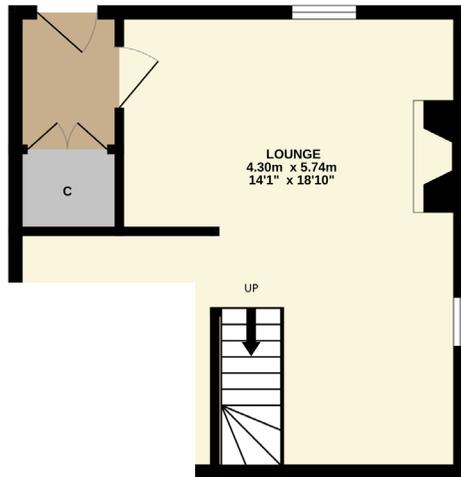
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

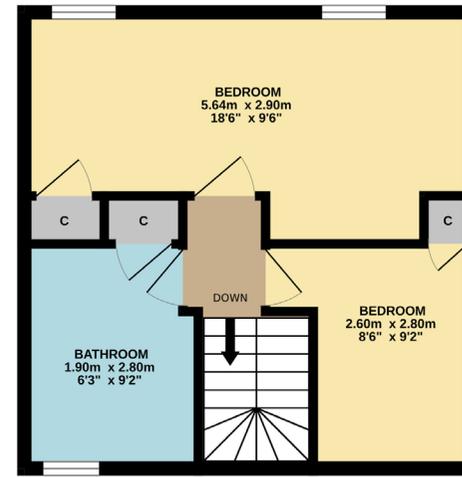
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GROUND FLOOR



1ST FLOOR



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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