



NO'6 TANNERY WYND

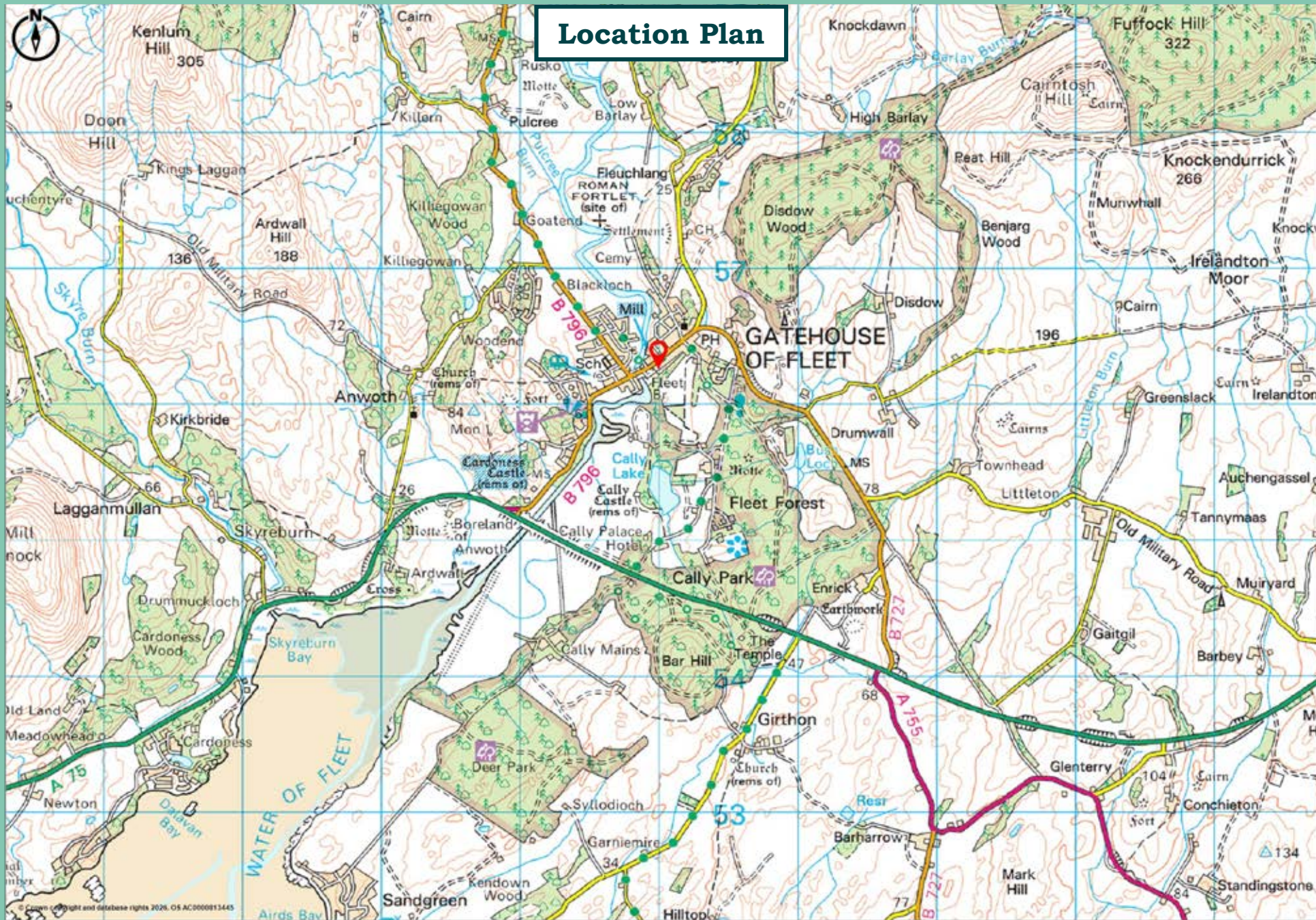
Gatehouse of Fleet, Castle Douglas, DG7 2NN



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



No' 6 TANNERY WYND

Gatehouse of Fleet, Castle Douglas, DG7 2NN

Kirkcudbright 8 miles, Castle Douglas 13 Miles, Dumfries 31 Miles, Carlisle 65 Miles, Glasgow 97 Miles

A CHARMING TWO / THREE BEDROOM MAISONETTE SITUATED IN THE HEART OF THE BEAUTIFUL TOWN OF GATEHOUSE OF FLEET WITH SHOPS, RESTAURANTS, WONDERFUL WALKS AND CYCLE ROUTES AVAILABLE STRAIGHT FROM THE DOORSTEP

- WELL-PRESENTED TWO / THREE BEDROOM MAISONETTE SITUATED ON THE FIRST FLOOR
- DEDICATED PARKING SPACE & SHARED DRYING GREEN
- IDEAL FOR THE FIRST-TIME BUYER, BUY TO LET, HOLIDAY HOME, OR THOSE WISHING TO DOWNSIZE
- WONDERFUL WALKS & CYCLE ROUTES AVAILABLE STRAIGHT FROM THE DOORSTEP
- EASY ACCESS TO LOVELY SANDY BEACHES AND COVES
- WITHIN EASY COMMUTING DISTANCE OF MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Turcan Connell
Princes Exchange
1 Earl Grey Street
Edinburgh
EH3 9EE
Tel: 0131 228 8111



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk

INTRODUCTION

No' 6 Tannery Wynd is a spacious maisonette set on the first and second floor located in a quiet yet central location in the heart of Gatehouse of Fleet. The property benefits from 2/3 bedrooms, kitchen, lounge and two bathrooms. Further details of the accommodation, along with a floor plan can be found within these sales particulars.

This well-presented maisonette would be ideally suited to a first-time buyer, those wishing to downsize, buy to let or as a holiday bolt hole. Whilst the flat enjoys a peaceful location set back from the High Street, both the Spar shop, two cafés and the main car park in Gatehouse are immediately adjacent and easily accessible.

Gatehouse of Fleet has a range of services where there is a primary school, independent retailers and a variety of places to dine. Gatehouse is also a recognised UNESCO Biosphere community. In recent years a fabulous cycling event known as the Raiders Gravel is held in the Galloway Forest Park in Southwest Scotland with the base being in Gatehouse of Fleet. This event creates a real sense of community among the riders and residence alike. Down at sea-level, beaches along the Fleet Bay offer rocky shorelines and sandy beaches ideal for beach combing, sailing and more. Low tides and spectacular skies make for a relaxing walk. Beautiful for lovers of flora and fauna are the Cally Woods and Cally Gardens nursery as well as Carstramon Wood, famous for its bluebells. Gatehouse prides itself on being part of the Dark Sky Park, where you can gaze at the magic of the night sky from some of the darkest skies around.

Gatehouse of Fleet attracts a wide range of artists and makers, with the town of Kirkcudbright, a 10-minute drive from the property, which is also extremely popular with tourists and is known as the 'Artists' Town', as well as craft shops and niche retailers the town is well served with a full range of retail and professional services. Both primary and secondary schooling are available within the town. A further range of services can be found in Castle Douglas (The Food Town), with the high street being renowned for its niche retailing with a wide range of traditional shops and craft outlets.

This area of Southwest Scotland is a varied and picturesque part of Southern Scotland, ranging from the moorland of the Southern Upland hills to the bays and sandy beaches of the Solway Coast. It is an historic and distinctly rural county where agriculture and tourism form the backbone of the local economy.

Given the diverse landscape and proximity to the Solway Coast the area offers unique walks, equestrian hacking, cycling, sailing and for the keen golfer,

Dumfries & Galloway boasts no fewer than twenty-nine 18-hole courses, the closest being at Gatehouse of Fleet. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

Communications and arterial links are very good with the A75 in close proximity and the M6 and M74 at Lockerbie. The international airports of Glasgow and Prestwick are within easy commuting distance.

METHOD OF SALE

No' 6 Tannery Wynd is offered for sale by private treaty.

GUIDE PRICE

Offers for No' 6 Tannery Wynd **in excess of: £135,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

No' 6 Tannery Wynd is of traditional construction set under a slated roof. The property has been simplistically decorated providing a blank canvas for potential buyers. The accommodation is set over two floors, briefly comprising:

FIRST FLOOR

- **Entrance**

The property is accessed via a shared staircase, shared with one other first floor apartment.

- **Living Room**

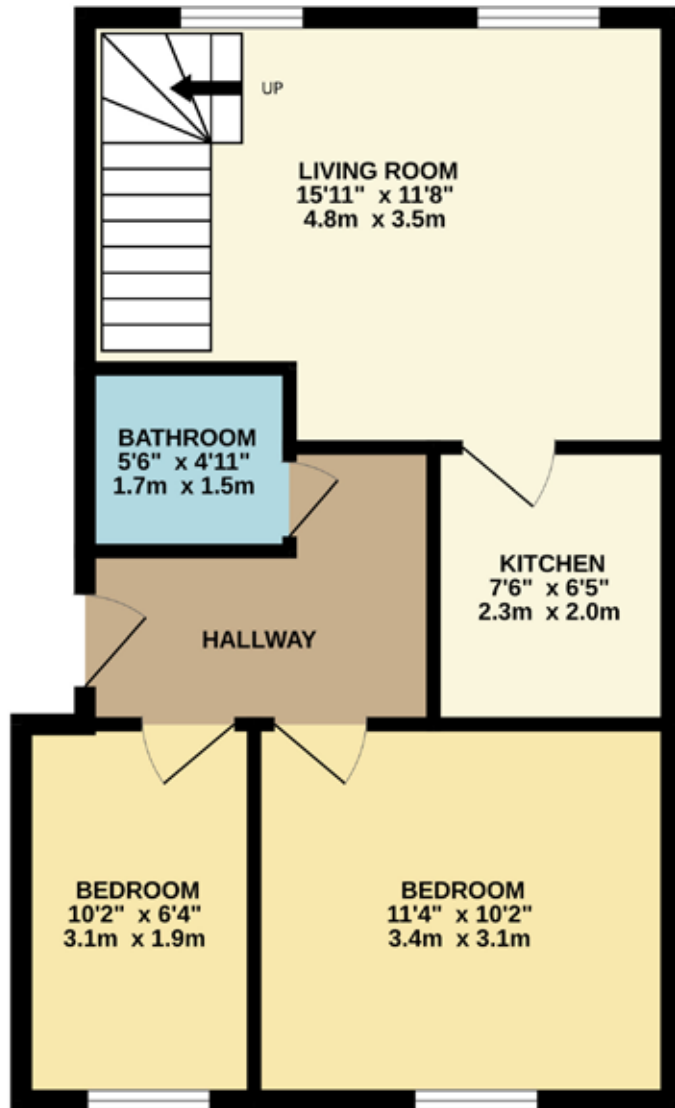
A light and bright living space with two windows to the front which enhance the natural light within. A staircase gives access to the second-floor bedroom and shower room. There is an under-stair cupboard and a built-in cupboard providing useful storage space.



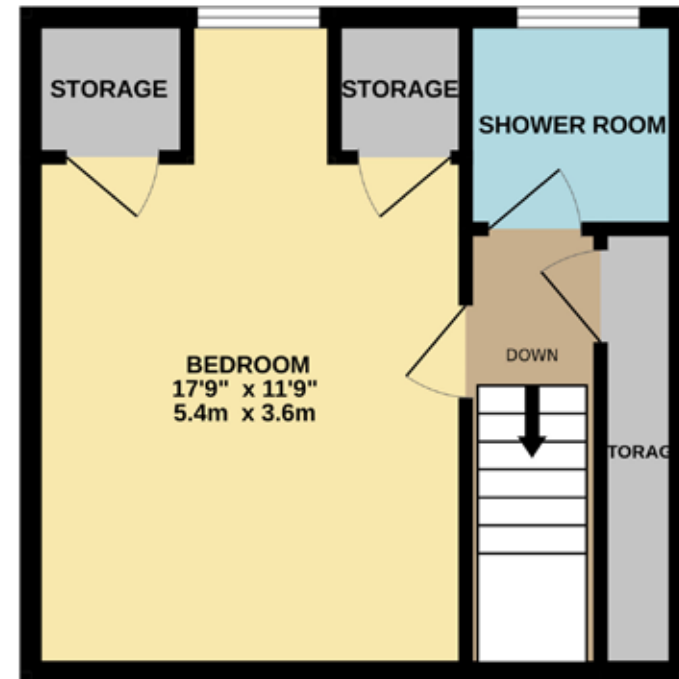
- **Bedroom 1**
The smaller of the bedrooms overlooking the rear of the property. This room could be utilised as a home office space with a peaceful outlook.
- **Bedroom 2 / Dining Room**
With a window to the rear and a serving hatch through to the kitchen.

Floor Plan

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 of 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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- **Kitchen**
With a range of floor and wall units, plumbed for white goods, electric oven and hob.
- **Bathroom**
With a bath, WC & WHB.

SECOND FLOOR

- **Bedroom 3**
With a Velux window to the rear and ample built-in storage space. There is also a generous airing cupboard on the upper landing.
- **Shower Room**
With a Velux window, shower, WC & WHB.



OUTSIDE

As mentioned earlier, there is a shared drying green to the rear and a dedicated parking space to the front. Responsibility for the upkeep and maintenance of these communal areas sits with the Tannery Wynd Owners Association, which is administered by the 8 owners. Each owner contributes £30 per month towards communal costs, as set out in the title deeds, such as external painting, roof repairs, ground maintenance and property insurance. The first floor apartments pay a small insurance supplement each year as the floor area of these flats is greater.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Modern Electric Radiators	C	D (67)

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc. whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Turcan Connell, Edinburgh** for a definitive list of burdens subject to which the property is sold.

HOME REPORT

The home report can be downloaded from www.threaverural.co.uk/property

ENTRY & VACANT POSSESSION

Immediately upon completion.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. We are not able to enter a business relationship with a purchaser until they have been identified.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared April 2026