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ALDERLEA COTTAGE,

FLEET STREET, GATEHOUSE OF FLEET, CASTLE DOUGLAS, DG7 2EG

Beautifully presented light and spacious semidetached home with fine views across the River Fleet.



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Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Sitting Room
Under Stair Storage Area
Bedroom 1 with En-suite
Bathroom
Open Plan Dining Kitchen
Rear Vestibule
Laundry/Utility Room

First Floor:

Double Bedroom 2
Shower Room
Double Bedroom 3

Outside:

Off street parking area front and rear. Front and rear gardens. Shed



Alderlea is a wonderfully light and spacious home with well-proportioned accommodation throughout. This delightful home is well positioned within a well-established cottage garden with fine views across the River Fleet to front and generous enclosed garden to rear.

Gatehouse of Fleet is an active community and benefits from many local amenities, such as a primary school, shops, library, health centre and several hotels and cafes. 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 and 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 the front garden through a uPVC double glazed door into:-

ENTRANCE VESTIBULE 1.59m x 1.93m

Well positioned entrance vestibule with uPVC double glazed Georgian style window to front and further uPVC double glazed Georgian style window to side. Feature exposed granite pillars to side. Ceiling light. Fitted coir carpet. Wooden glazed storm doors with roller blind above and glazed panel above entering into:-

RECEPTION HALLWAY 4.92m x 2.00m

Bright welcoming reception hallway with doors leading off to all ground floor accommodation. Ceiling cornicing. Ceiling light. Smoke alarm. Thermostatic heating controller. Radiator. Carpet. Carpeted staircase with solid wooden handrail leading to first floor level.

SITTING ROOM 3.88m x 6.47m

Bright, spacious sitting room with uPVC double glazed window to front with painted wooden shutters. Ceiling light. Ceiling cornicing. 4 wall lights. Picture rail. Feature fireplace with Living flame gas effect fire set on marble hearth, surround and wooden mantel above. 2 recessed alcoves with built in shelving. 2 radiators. uPVC double glazed Georgian style door leading out to rear garden with curtain pole and curtains. Carpet.

UNDER STAIR STORAGE AREA

Entered from reception hallway or sitting room this storage area has floor to ceiling cupboards on one side with further under stair storage cupboard and shelving. Ceiling light. Carpet.

BEDROOM 1 3.90m x 3.38m

uPVC double glazed Georgian style window to front with painted wooden shutters, curtain track and curtains. Recessed shelved alcove. Radiator. Ceiling cornicing. Ceiling light. 2 wall lights. Carpet. Doorway leading to:-

Ensuite Bathroom 3.90m x 1.50m

White wash hand basin and W.C. set in to modern vanity unit providing useful additional storage. White bath with mains shower above and mixer tap. Fixed mirror with light above. White contemporary heated towel rail. 2 extractor fans. Ceiling light. Carpet.

W.C. 1.80m x 1.60m

Well positioned W.C. with white wash hand basin with mixer tap, W.C. with tiled splashbacks and shelving above. Ceiling light. Extractor fan. Towel rail. Tile effect vinyl flooring.

OPEN PLAN DINING KITCHEN 7.02m x 3.58m

Bright and spacious open plan Dining Kitchen with vaulted ceiling. 4 velux windows providing an abundance of natural light. Engineered oak flooring.

Dining Area

uPVC double glazed doors leading out to patio with glazed side panels, curtain pole and curtains. 2 wall lights. Recessed alcove with built in shelving and recessed spotlight. Candelabra style ceiling light. Smoke alarm. Wooden glazed door leading to rear vestibule.

Kitchen Area

Ivory shaker style fitted kitchen units with marble effect laminate work surfaces and tiled splashback. Stainless steel sink with mixer tap and drainer to side. Neff electric hob. Neff electric double oven. Extractor hood. Integrated fridge freezer. Integrated Neff dishwasher. 2 uPVC double glazed windows to rear overlooking garden with roller blind. Further uPVC double glazed window to side overlooking patio. Ceiling spotlights.

REAR VESTIBULE 1.88m x 1.73m

Ceiling light. Fitted coir mat. uPVC double glazed door with glazed side panel leading out to rear garden. Door leading to laundry/utility room.

LAUNDRY/UTILITY ROOM 2.04m x 3.74m

Good size room. Built in cupboards along one wall. Wall mounted cupboard to side housing RCD consumer unit and fuse box. Navien wall mounted gas fired boiler. Fitted kitchen units with laminate work surface. Stainless steel sink with mixer tap and drainer to side. Under counter freezer. Space for tumble dryer. 2 ceiling spot lights. Extractor fan. Smoke alarm. uPVC double glazed window to side. Tile effect vinyl flooring.



Carpeted staircase with wooden handrail leading to first floor level with velux window above and under eaves storage cupboard

First Floor Level

LANDING

Ceiling light. Partially coombed ceiling. Smoke alarm. 2 Built in under eaves storage cupboards with hanging rail and shelving. Carpet.

DOUBLE BEDROOM 2 (left) 3.77m x 4.44m

Bright spacious double bedroom. Wooden velux double glazed windows to rear providing fine outlook across the garden. uPVC double glazed window to front overlooking garden across neighbouring farmland to the River Fleet beyond with curtain track and curtains. Recessed ceiling spotlight. Ceiling light. 2 wall lights. Partially coombed ceiling. Radiator. Carpet.

SHOWER ROOM 1.51m x 2.19m

White wash hand basin and W.C. inset in to modern vanity unit with shelving above. Tiled splashbacks. Shaver point. Large walk in shower cubicle with mains shower above and respatex style wall panelling. Backlit bathroom cabinet. Ventaxia extractor fan. White heated towel rail. Partially coombed ceiling. Ceiling light. Tile effect vinyl flooring.

DOUBLE BEDROOM 3 (right) 2.27m x 4.86m

Another light and airy double bedroom. Wooden velux double glazed windows to rear providing fine outlook across the garden. uPVC double glazed window to front overlooking garden across neighbouring farmland to the River Fleet beyond with curtain track and curtains. Recessed alcove with built in shelving. Recessed ceiling spotlight. Loft access hatch. 2 wall lights. Partially coombed ceiling. Radiator. Carpet.

OUTSIDE

Front Garden

Leads down to the pavement on Fleet Street. Fully enclosed with well-established Rhododendrons, Azaleas providing colour and interest all year round. To one side is a gated gravelled off street parking area which is not used by the current owners but could be opened up again.

Rear Garden

Accessed from kitchen/diner and sitting room directly to a good size patio with well thought out ramped access to further off street parking area with formal lawn beyond and shed.

BURDENS

The Council Tax Band relating to this property is E.

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

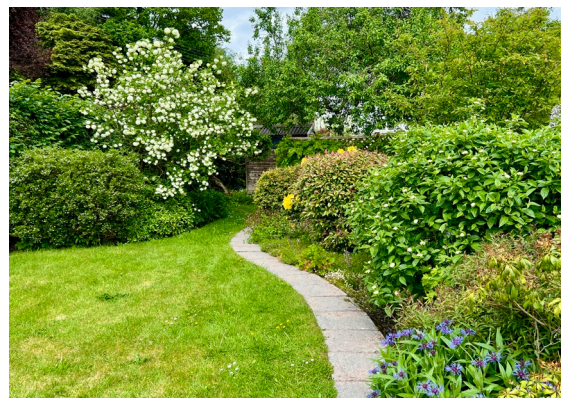
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO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

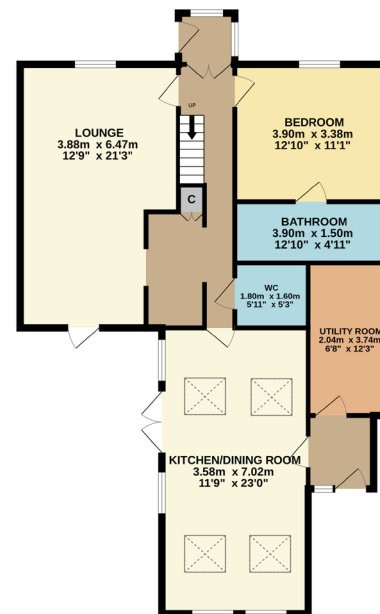
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

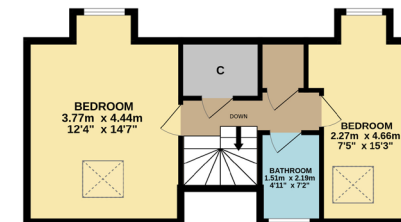
Ref: SAK/SM/DIXOP03-01



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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