



7 Riverbank Wynd, Gatehouse Of Fleet

Castle Douglas, DG7 2EA

Offers Over £165,000 are invited.

7 Riverbank Wynd

Gatehouse Of Fleet, Castle Douglas, DG7 2EA

Gatehouse of Fleet is a well-established small town in the Fleet Valley area of Dumfries and Galloway. The town provides a range of everyday facilities, including independent shops, places to eat, a primary school, community centre and council library and customer services. The surrounding area offers access to woodland and countryside walks, while the coast and several beaches are within easy travelling distance. Gatehouse of Fleet lies close to the Galloway Forest Park and within an area noted for its scenery and outdoor recreation. The larger towns of Castle Douglas and Kirkcudbright provide a wider range of shops, services and leisure facilities, while the A75 offers road connections towards Dumfries, Newton Stewart and Stranraer.

- End-terraced bungalow
- Two double bedrooms
- Lounge with electric fire
- Modern kitchen with adjoining dining area
- Shower room with walk-in enclosure
- Rear conservatory
- Enclosed, low-maintenance rear garden
- Decorative pond, greenhouse and raised growing beds
- Timber storage shed
- Driveway providing off-road parking



7 Riverbank Wynd

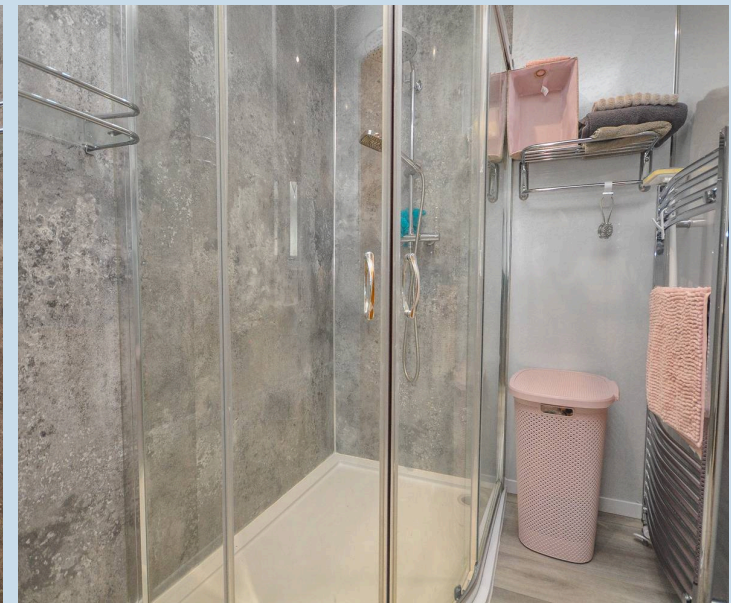
Gatehouse Of Fleet, Castle Douglas

This well-presented end-terraced bungalow offers all accommodation on one level and is situated within an established residential area of Gatehouse of Fleet.

The accommodation comprises an entrance hall, front-facing lounge with an electric fire, a modern fitted kitchen with an adjoining dining area, one double bedroom and a shower room fitted with a walk-in enclosure. A conservatory to the rear provides additional living space and direct access to the garden.

The enclosed rear garden has been arranged for relatively low maintenance, with gravelled and paved seating areas, established planting and a decorative pond. The garden also includes a greenhouse, raised growing beds and a timber storage shed.

A driveway at the side of the property provides off-road parking and access to the rear garden. The bungalow would suit a range of purchasers, including those seeking retirement accommodation, a manageable permanent home or a property within easy reach of local amenities.



Hallway

Front entrance leading into hallway providing access to full living accommodation. Generous built in storage providing access to central heating boiler and central supply for central heating radiator.

Shower Room

11' 5" x 4' 9" (3.47m x 1.44m)

Modern shower room fitted with a large walk-in shower enclosure incorporating a rainfall shower and separate handheld attachment. The room also benefits from a WC, wash hand basin set within a vanity unit, heated towel rail, fitted storage cupboards, wall mounted mirror and an opaque window providing natural light and ventilation. Finished with contemporary wall panelling and tiled flooring.

Lounge

14' 4" x 11' 7" (4.36m x 3.54m)

Comfortable front-facing lounge featuring a large window providing excellent natural light. The room centres around an electric fire with decorative surround and offers ample space for lounge furniture, creating a welcoming reception room for everyday living.

Kitchen

12' 9" x 10' 0" (3.89m x 3.04m)

Spacious kitchen with an adjoining dining area, fitted with a range of wall and base units, complementary work surfaces and tiled splashbacks. Integrated appliances include an oven, hob and extractor hood and dish washer with space for a freestanding fridge freezer. A sink is positioned beneath a window, while the dining area provides room for a table and additional furniture. The room is finished with recessed ceiling lighting and continuous flooring throughout. Access leading to rear conservatory also.





Dining Area

10' 0" x 9' 8" (3.04m x 2.95m)

Adjoining the kitchen is a defined dining area with space for a table and chairs. A large window provides good natural light, while the room is finished with wood-effect flooring and offers space for additional freestanding furniture.

Conservatory

14' 10" x 14' 9" (4.51m x 4.49m)

A spacious conservatory to the rear accessed via the dining kitchen which has been fully double glazed providing a surrounding outlook over the rear garden grounds as well as French UPVC doors giving exterior access. Mains power as well as space for additional white goods.

Bedroom

11' 5" x 10' 0" (3.47m x 3.04m)

Double bedroom with a front facing double glazed window providing natural light and space for a range of freestanding bedroom furniture. The room is finished with fitted carpeting and a feature wall as well as benefitting from generous built in storage.

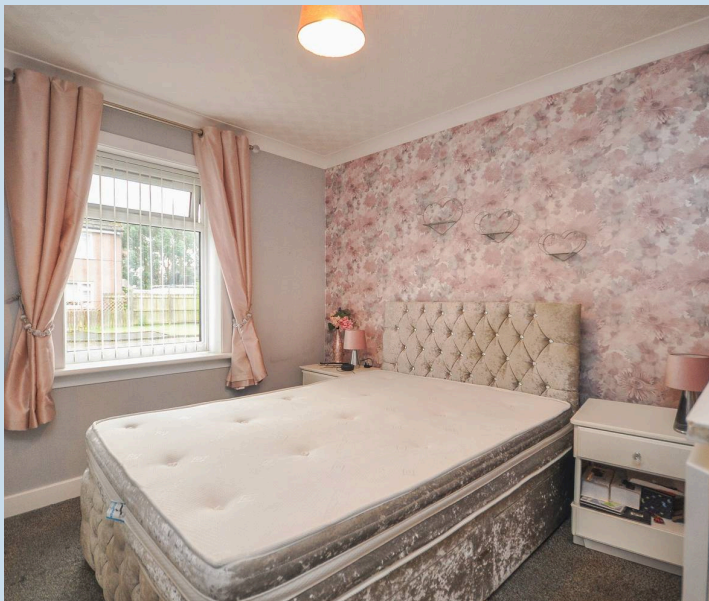
Bedroom

10' 0" x 10' 0" (3.04m x 3.04m)

Double bedroom with a rear facing double glazed window over looking garden grounds providing natural light and space for a range of freestanding bedroom furniture. The room is finished with fitted carpeting as well as benefitting from generous built in storage.

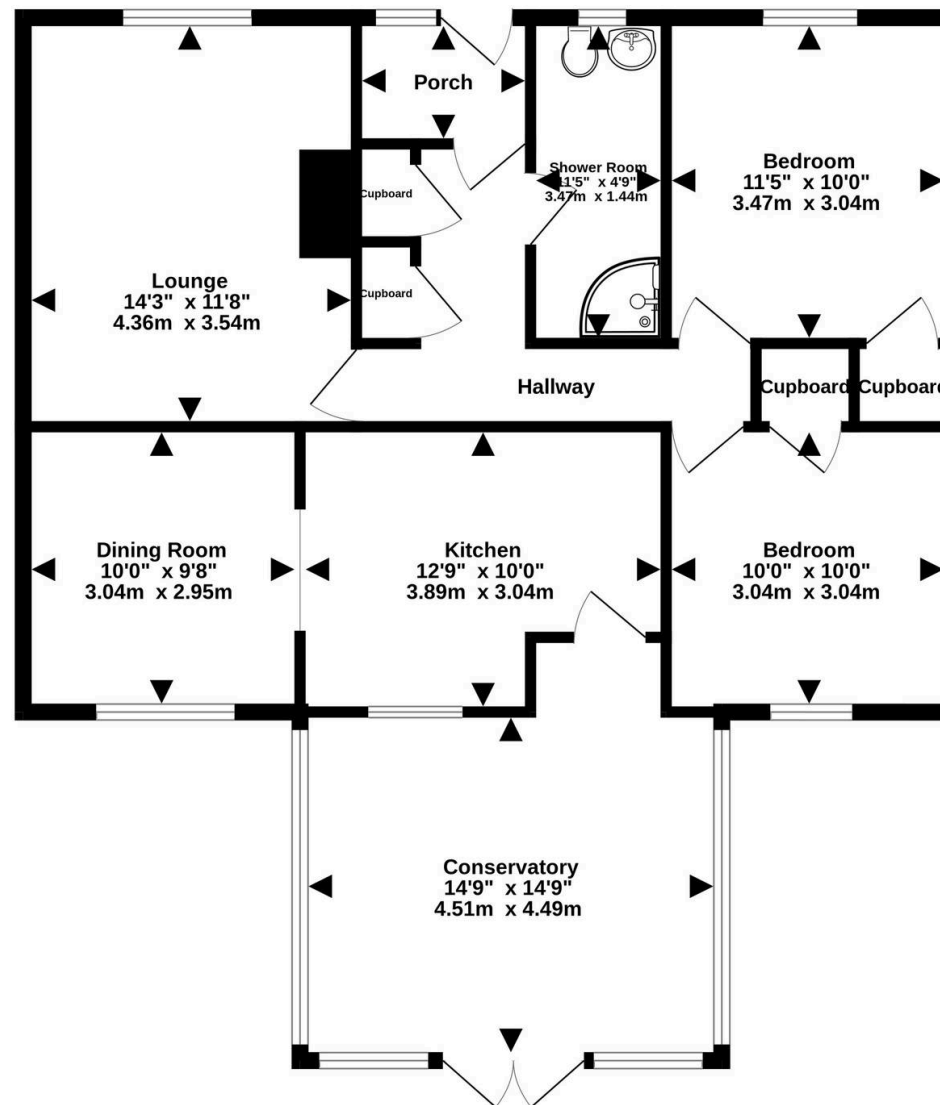
Garden

Enclosed rear garden arranged across gravelled and paved areas with space for outdoor seating. The garden includes established planting, a decorative pond, timber storage shed, greenhouse and raised growing beds. A conservatory provides direct access between the house and garden.





Ground Floor
959 sq.ft. (89.1 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout.

COUNCIL TAX Band B **EPC RATING** C(71)

SERVICES

Mains water, electricity and drainage. Gas fired central heating.

VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

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. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered

Conditions of sale

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance, please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance, please do not hesitate to contact us. Presale Appraisal If you are considering moving, we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.

