

**WILLIAMSON
&
HENRY**

Solicitors and Estate Agents



21 High Street

Gatehouse of Fleet,
DG7 2HR

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Substantial and spacious terraced town house, full of character.

Ground Floor:

Hall
W.C.
Front Sitting room
Rear Hall
Kitchen/Dining room
Dining room
Main Living room
Bedroom with En-Suite

First Floor:

2 Double Bedrooms
Bathroom

Second Floor:

2 Double Bedrooms

Delightful level garden.

www.williamsonandhenry.co.uk



21 High Street is a substantial terraced town house, built of granite and whinstone and dating back to the end of the 18th century; its history mirrors that of Gatehouse itself with early ownership including a mason, a weaver, a cartwright and a baker. The property offers considerably more accommodation than is apparent from the street, a converted former bakery having been incorporated into the accommodation already available and enhancing significantly the property's attractions. With 5 bedrooms and 3 living rooms, plus dining kitchen, the property offers spacious and flexible accommodation and a delightful private garden. The property benefits from good natural light and good-sized, well-proportioned rooms throughout.

Since purchasing in 2008, the present owners have had considerable work carried out to the house including: re-wiring of the whole property; the installation of a new combi gas boiler; re-slating of the roof to the rear section of the property; re-roofing the flat roofs of the dining room, en-suite ground floor shower room and the external brick built store; replacement hardwood windows in the dining room and the en-suite shower room; complete re-pointing of the front of the building and the chimneys.

All carpets and fitted floor coverings are included in the sale.

Gatehouse of Fleet is an active community and benefits from many local amenities, such as a primary school, Health Centre, pharmacy, shops, solicitors and accountants, library and hotels. The wider area includes many beautiful sandy beaches and rocky coves within easy reach, and dramatic inland scenery, with magnificent hills, glens, lochs and woodland. In Gatehouse there are active sports clubs (e.g. bowling, snooker, golf and tennis) and a wide variety of outdoor pursuits can be enjoyed in the area, including sailing, golf, cycling, hill walking and horse-riding. The area is rich in wildlife and the property is a few minutes' walk from the Cally Woods section of the Galloway Forest Park which is the UK's first designated Dark Sky Park. The Bakehouse, the Mill on the Fleet and the Parish Church host varied annual cultural programmes.

ACCOMMODATION

HALL (2.89m x 1.73m) (9'9" x 5'8")

Twin panelled wooden outer doors and an obscure glazed inner door give access to the hall. Carpet. Smoke alarm. Door to stair leading to upper floors. Door off to:-

W.C. (2.77m x 1.24m) (9'1" 4'0") (maximum)

With front facing window and containing W.C. and wash hand basin. Coat hooks. Vinyl floor.

FRONT SITTING ROOM (5.12m x 3.79m) (16'9" x 12'5")

A pleasant room with extensive book shelves. Sash and case window to the front. Radiator with thermostatic control. Carpet. A door from the rear of this room leads to:-

REAR VESTIBULE (1.68m x 1.04m) (5'6" x 3'4")

Double glazed uPVC door opening to enclosed courtyard. Opening to dining kitchen. Built-in under-stair cupboard.

KITCHEN/DINING ROOM (5.26m x 3.89m) (17'2" x 12'9" (maximum)

Bright room with double glazed window facing towards the rear courtyard and sash and case window to the front. The kitchen area is fully fitted with floor and wall units with a laminate work surface and incorporates a Hotpoint 4 burner gas hob and Hotpoint double oven and grill. Space and plumbing for washing machine, ample space for fridge freezer. To the front of the room is a good-sized dining area, and a full height, shelved cupboard containing the gas meter. Deep window ledges to both kitchen and dining areas. Extractor fan. Radiator. Carpet. A cupboard houses the Worcester Greenstar 30 Cdi Combination gas central heating boiler.

DINING ROOM (4.63m x 3.22m) (15'2" x 10'7")

Accessed through a further door from the rear of the front sitting room. Currently used as a music room/study, this room was previously used as a dining room. Double glazed wooden window. Radiator with thermostatic control. Carpet. A further door from the rear of this room leads through to:-

MAIN SITTING ROOM (4.79m x 4.50) (15'8" x 14'10")

This large, bright room benefits from natural light through a double glazed, deep-silled window facing towards the courtyard, tall, deep-silled sash and case window and glazed panel door offering lovely views down the rear garden. A central feature of the room is the working open fire set in brick with granite surround over a black tiled hearth and with wooden mantel. Shelved built-in cupboard. 2 radiators with thermostatic controls, carpet.

DOUBLE BEDROOM (4.6m x 2.88m) (15'1" x 9'5")

Accessed from the main living room, this bright double bedroom also has a tall, deep-silled sash and case window and again enjoys a lovely view down the garden. Further natural light is provided by a window facing towards the courtyard. Full height built-in wardrobes with hanging space and shelving provide extensive storage. Further built-in cupboard with shelving. Radiator with thermostatic control, carpet. Hatch over to attic space.

EN SUITE SHOWER ROOM (2.14m x 2.07m) (7'0" x 6'9") (maximum)

Spacious corner shower cabinet fitted with Mira Combiforce 415 mixer shower, dual flush W.C., wash hand basin. The shower area and adjacent walls are finished with respatex type wall panelling. Obscure double glazed window. Radiator with thermostatic control. Vinyl floor. Tiled splashback to wash hand basin. Extractor fan. Recessed downlighters.

First Floor Accommodation

A carpeted stair leads to the spacious first floor landing. Sash and case window faces towards the courtyard.

DOUBLE BEDROOM (Right) (5.38m x 3.07m) (17'8" x 10'1")

Spacious and airy double aspect room. Sash and case windows. Radiator with thermostatic control. Carpet.

BATHROOM (2.97m x 1.50m) (9'9" x 4'10")

Enamel bath, wash hand basin set in vanity unit with cupboard beneath and dual flush. Full height shelved cupboard. W.C. Mira 415 mixer shower over bath and tiled walls. Extractor fan. Radiator with thermostatic control. Vinyl floor.

DOUBLE BEDROOM (Left) (3.70m x 3.69m) (12'1" x 12'1")

Bright, well-proportioned room. 2 front facing sash and case windows. Full height built-in wardrobe with hanging rail beneath and shelf over; further full height built-in shelved cupboard. Carpet. Radiator with thermostatic control.

Second floor Accommodation

A wooden stair leads to the second floor. Built-in cupboard with shelving over on upper landing.

BEDROOM (Right) (4.14m x 4.11m) (13'7" x 13'5")

Good-sized, bright room. Partially coombed ceiling. The uPVC double glazed dormer window enjoys a very good outlook across neighbouring gardens to the Galloway hills. Generous built-in wardrobes along one wall incorporating hanging rails and shelving. Radiator with thermostatic control. Carpet.

BEDROOM (4.09m x 4.0m) (13'4" x 13'1")

Good-sized, bright room. Partially coombed ceiling. uPVC double glazed dormer window. This attic room also enjoys an open outlook to the Galloway hills. Built-in cupboards with hanging rail and shelving. Radiator with thermostatic control. Carpet.

OUTSIDE

REAR COURTYARD (4.60m x 4.33m) (15'1" x 14'2")

The door from the rear vestibule opens to a fully enclosed courtyard providing a useful outdoor space. Full height, brick built, deep store housing the electric meters and providing useful storage. Wooden low level shed suitable as a bike store. A door from the rear courtyard opens to a passageway leading to the rear garden.

GARDEN

This passage leads to the large, enclosed and very sunny garden, which can also be accessed from the main sitting room. A natural stone crazy-paved and gravelled patio area leads to shallow stone steps to the main garden which is bordered by a wall and hedge and has a large lawn, well-established and well-stocked bedding areas planted with a range of flowers, shrubs, trees and grasses. At the end of the garden is a useful brick built outbuilding with a pyramid-shaped pitched roof, and two wooden sheds. Beyond the garden is the Mill Lade which originally provided power for the Mill on the Fleet. The garden enjoys rich birdlife.

BURDENS

The Council Tax Band relating to this property is E.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

SERVICES

The subjects are served by mains water, mains electricity, mains gas and mains drainage.



ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

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, the Legal Post Number is LP-1 Kirkcudbright and the Fax Number is 01557 332057.

Ref: IMR/MMCM/MARSG01-01



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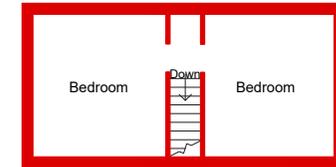
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GATEHOUSE OFFICE: (Tuesdays only), 32 High Street, Gatehouse DG7 2HP Tel: (01557) 814293

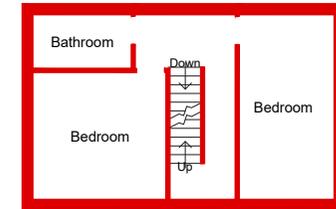
NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440

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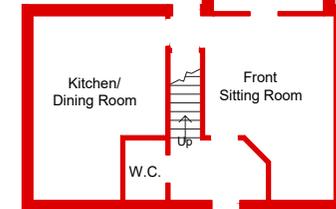
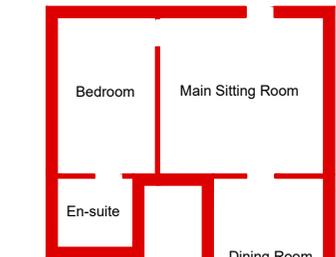
21 High Street, Gatehouse of Fleet



Second Floor 36m²



First Floor 46m²



Ground Floor 100m²

Sketch plan for illustrative purposes only
Approximate floor area 182m²

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 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.