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Solicitors & Estate Agents



WAVERLEY

LAURISTON ROAD, GATEHOUSE OF FLEET, DG7 2BE

A delightful and well-appointed cedar clad bungalow set in substantial landscaped garden grounds within a much sought after private residential development on the outskirts of Gatehouse of Fleet. The property enjoys an excellent location backing on to Gatehouse golf course in an area of real national scenic beauty with views over the Fleet Valley to Cairnsmore of Fleet beyond. The property is in excellent decorative order throughout and benefits from modern energy efficient Haverland electric heating complemented with a Clearview log burner, double glazing, modern kitchen and bathrooms.

Accommodation:

Entrance Vestibule

Dining Kitchen

Living Room

Hallway

Shower Room

3 Bedrooms

Bathroom

Gardens

Log Store

Garage

Garden Store



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Waverley enjoys excellent views and a delightful setting within the Fleet Valley National Scenic Area and enjoys an excellent private location within the exclusive Laurieston Road development.

Galloway and the Gatehouse of Fleet area in particular offer a pleasant rural setting within close proximity to the coast and on the verge of the hills and woodlands of Galloway Forest Park. The property itself is located on the outskirts of Gatehouse of Fleet in a much sought after private development approximately 1 mile from the town and its amenities. These include a variety of shops, cafes and hotels, doctor surgery, primary school and a wide variety of clubs, societies and recreational facilities and is ideally located for Gatehouse Golf Club and Tennis Club.

The property has recently been renovated to an exacting standard and provides a healthy secondary income as a high quality holiday home with a contemporary feel.

ACCOMMODATION

ENTRANCE VESTIBULE (from the rear)

5'8" x 3'8" (1.73m x 1.12m)

uPVC double glazed storm door. Coat hooks. Vinyl floor. Opening into kitchen through oak effect cottage style door.

DINING KITCHEN

19'9" x 11'8" (6.04m x 3.57m)

uPVC double glazed picture windows to front and rear. Horizontal blinds on rear window. Modern fitted kitchen in country cream with Italian marble effect formica work surfaces and splash backs. Asterite one and a half bowl sink with single drainer. Xpelair extractor fan. Built in fridge freezer. Built in Neff dishwasher. Built in Bosch ceramic hob. Built in Bosch oven. Hotpoint

cooker hood. Washing Machine. Under unit lighting. Low voltage down lighters and central pendant down lighters. Haverland programmable electric radiator.

LIVING ROOM

23'9" x 15'8" (7.26m x 4.79m) (at longest & widest)

uPVC double glazed picture window to front overlooking garden towards Fleet Valley and Cairnsmore of Fleet. Hardwood double glazed patio doors to side. Clearview stove set in inglenook fireplace with brick surround, slate hearth and oak over mantle. TV point. Two Haverland programmable radiators. Wall lights.

HALLWAY

16'9" x 5'8" (5.12m x 1.74m) 15'10" x 3'7" (4.83m x 1.11m)

T-shaped. uPVC double glazed storm door to rear. uPVC double glazed French doors to front. Low voltage down lighters. Smoke alarm. Further smoke alarm in side hall. Access hatch to loft. Haverland programmable radiator. Built in cupboard with double oak effect doors, slatted shelving housing factory insulated hot water tank. Horstmann Economy 7 controller.

SHOWER ROOM

7'7" at widest into shower cubicle x 5'7" (2.33m at widest into shower cubicle x 1.71m)

uPVC double glazed window to rear with roller blind. Contemporary suite of WC, wash bowl set in vanity unit with storage cupboard beneath. Built in double shower tray with Premier by Coram sliding glazed door. Mira Elite instant electric shower. Extractor fan. Programmable towel radiator. Heated fitted mirror with sensor light LED lighting. Fully tiled. Lockable built in storage cupboard.

BEDROOM 1

9'8" x 7'10" (2.96m x 2.40m)

uPVC double glazed picture window to front overlooking patio area garden to the Fleet Valley and Cairnsmore of Fleet beyond. Haverland programmable radiator. Built in wardrobe with double doors, shelving, hanging rail and mirror. Built in cupboard with double doors housing electric switchgear with built in shelving beneath.

BATHROOM

7'7" at longest narrowing to 5'7" x 7'7" at widest (2.33m at longest narrowing to 1.72m x 2.34m at widest)

Fully tiled. uPVC double glazed window to rear with roller blind. Wall mounted Manrose extractor fan. Chrome wall mounted programmable towel radiator. Contemporary suite of WC, wash hand basin in vanity unit with cupboard beneath, bath with glazed folding shower screen. Ceiling mounted extractor fan. Low voltage down lighters. Mira Excel mains mixer shower. Contemporary heated mirror with LED strip lighting, integrated clock, calendar and Bluetooth connectivity.

MASTER BEDROOM

15'8" x 11'9" (4.79m x 3.60m)

uPVC double glazed picture window to front overlooking garden and Fleet Valley to Cairnsmore of Fleet beyond. Built in wardrobe with double doors, shelving and hanging rails. Two Haverland programmable radiators.

BEDROOM 3

14'6" x 14'6" (3.57m x 3.57m)

uPVC double glazed picture window to side. Two built in double wardrobes with double doors, shelving and hanging rail. Haverland programmable radiator.



GARDENS

Beautifully landscaped gardens to front with Hornbeam Hedge. The side and rear laid mainly to sweeping lawns with a wide and colourful variety of rhododendrons, shrubs and trees. Winding tarmac driveway rising to the side of the house with ample turning space and hard standing for multiple car parking with a further gravel driveway to the rear and other side of the house suitable for further parking or seasonal parking and storage of boats or motor home. Bordered by rose covered trellis and feature archway. The amenity of the rear garden is enhanced by dry stone retaining dyke with mature herbaceous border behind and sloping bank laid mainly to lawn backing on to Gatehouse Golf Course with a Zest 4 Leisure wooden arbour and Mature Chestnut Tree located at the top of the garden to take full advantage of the stunning views. On the other side, the property has a range of outbuildings including a massive cedar clad garage and log store

OUTBUILDINGS:-

GARAGE/ GARDEN STORE

Garage 35'10" x 11'4" (10.92m x 3.45m)

Colt style wooden garage with pitched shingle roofing and double doors. Electric switchgear. Wood clad/larch lap. Concrete floor. Work bench. Lighting and Phase 3 Power.

Garden Store 12'0" x 11'9" (3.67m x 3.59m)

Garden store with further work bench.

LOG STORE 16'0" x 6'10" (4.88m x 2.08m)

Wooden log store with pitched felted roof. Two compartments.

MISCELLANEOUS

Please note that the property is currently run as a successful holiday let business with bookings secured through the cottages.com website. The majority of the contents and assignation of ongoing bookings may be available subject to separate negotiation.

BURDENS

The Council Tax Band relating to this property is G / The rateable value for the property is pending with the local authority.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is E.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity and septic tank 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 One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

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 and the Fax Number is 01557 332057.

Ref: RDI/LINTJ01-01





PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

GENERAL OFFICE: 13 St. Mary Street, Kirkcudbright, DG6 4AA Tel: (01557) 330692

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

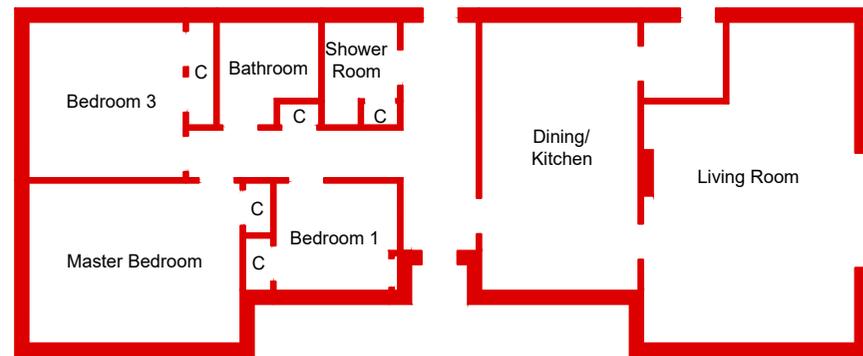
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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore to 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.

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Waverley, Laurieston Road, Gatehouse of Fleet



Sketch plan for illustrative purposes only
Approximate floor area 125m²