



WILLIAMSON
& HENRY
Solicitors & Estate Agents



17 FLEET STREET

Gatehouse of Fleet, DG7 2JT

A well-appointed mid-terraced modernised townhouse offering good sized, yet easily maintained accommodation. The property benefits from gas heating complemented by a log burner, modernised kitchen and shower room with extensive Dunster House outbuilding. An ideal family home, holiday bolt-hole or buy-to-let investment.

Ground Floor:

Hallway
Open Plan Living Room/Dining Room
Kitchen/Family Area/Sun Room
Laundry Cupboard

First Floor:

Bathroom
3 Bedrooms
Attic space
Garden
Garden Shed



17 Fleet Street is a traditional terraced townhouse set over two floors and attic. 17 Fleet Street presents as a very pleasing home incorporating the comfort of many modern amenities whilst retaining original character set in the heart of the Gatehouse of Fleet conservation area.

Gatehouse of Fleet itself is an active community and benefits from many local amenities such as a primary school, shops, solicitors and accountants offices, hotels, library and health centre. Within the wider area there are many sandy beaches and rocky coves within easy reach and equally dramatic inland scenery within the Galloway Forest Park nearby. A wide variety of outdoor pursuits can be enjoyed including sailing, fishing, golf, cycling, tennis and hill walking with a wide variety of walks and dog walks in nearby Cally Woods and Garries Park.

ACCOMMODATION

Painted wooden cottage style door with leaded glazed panel leading to the hallway.

HALLWAY

**13'1" at longest narrowing to 3'3" x 6'6" at widest)
(4.00m at longest narrowing to 1.01m x 1.94m at widest)**

Oak effect laminate floor. Designer radiator with thermostatic valve. Coat hooks. Painted wood panelling. Wall mounted electric switchgear. Carpeted staircase to first floor level.

OPEN PLAN LIVING ROOM/DINING ROOM

Living Room 12'11" x 11'7" in the main (3.96m x 3.53m in the main)

Double glazed sash and case style window to front with wide wooden shelf and painted wooden ingoes. Radiator with thermostatic valve. Two full height built-in shelved cupboards, one to the side of the fire and one on the opposite side of the window. Inglenook style recessed fireplace with slated hearth and oak over mantel. Clearview cast iron log burner. Shelved alcove. TV point. Further radiator with thermostatic valve.

Dining Area 10'8" x 7'0" (3.26m x 2.16m)

Radiator with thermostatic valve. Glazed French doors leading through to kitchen/family room/sun room.

KITCHEN/FAMILY AREA/SUN ROOM

18'10" x 13'8" (5.75m x 4.18m)

Kitchen

Modern fitted kitchen with wall and floor units in country cream. Painted wood panelling. Recessed low voltage LED downlighters. Two velux windows to side, one original cast iron skylight to side. Access hatch to loft. uPVC double glazed window to side. Tiled splash backs. Formica wood effect butcher's block style work surfaces. Clothes pulley. TV point. Space for American style fridge freezer. Central island with breakfast bar, storage cupboards beneath and seating for 8. Asterite one and a half bowl sink with single drainer. Neff built-in dishwasher. Tiled splash back. Under unit strip lighting.

Family Area/Sun Room

Edwardian style uPVC conservatory type with double glazed French doors and side panels to rear. Glazed ceiling panels. Designer wall radiator. Matching oak effect laminate floor. Wall lights in family area.

LAUNDRY UNDERSTAIRS CUPBOARD

Accessed from the corridor leading from the hall to the kitchen. Two doors into laundry cupboard. Double glazed window to side. Shelving. Plumbing for washing machine.

FIRST FLOOR

Carpeted staircase to first floor landing with wooden handrail and wooden balustrade.

LANDING

Built-in shelved wall cupboard. Worcester Bosch digital thermostat. Telephone point. uPVC double glazed window to rear with wide window shelf.

SHOWER ROOM 12'8" x 3'6" (3.86m x 1.09m)

uPVC double glazed window to rear with wide part tiled window shelf and shelved storage cupboards beneath. WC, wash hand basin and contemporary wash stand with shelved cupboard beneath. Radiator. Mirror light. Shower cubicle with Optima by Coram glazed folding shower doors, shower wall and mains mixer shower fitment. Extractor fan. Towel radiator.

BEDROOM 1 11'9" x 7'0" (3.59m x 2.14m)

uPVC double glazed window with wide window shelf. Radiator with thermostatic valve. Recessed LED downlighters. Understairs built-in storage cupboards with 4 doors, shelving and hanging rail.

BEDROOM 2 9'10" x 7'8" (3.01m x 2.36m)

Double glazed sash and case style wooden window to front with wide window shelf. Radiator with thermostatic valve. Shelved cupboard.

MASTER BEDROOM

13'8" at longest x 11'6" at widest (3.53m x 4.17m)

Double glazed sash and case style window to front with painted wooden ingoes. Radiator with thermostatic valve. TV point.

ATTIC ROOM 22'9" x 13'7" (6.95m x 4.14m)

Two velux windows to rear. Original cast iron single glazed skylight to front. Coombed ceilings. Two access hatches to side loft. Recessed low voltage downlighters. Two built-in cupboards, one housing Worcester Bosch Greenstar wall mounted gas combi boiler. Note: Interested parties should note that Building Control Regulations require that the attic space is classed as suitable for storage, rather than for use as part of the accommodation of the house.

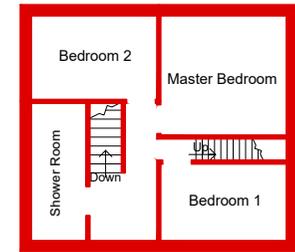
GARDEN

From Fleet Street there is a covered passageway with power and light leading to the rear garden which is also accessed through French doors from the family area/sun room. The area immediately to the rear of the kitchen/family area/sun room is concreted and then three shallow steps lead to a patio area surrounded by a rockery border. Good sized lawn and drying green leading down to the garden shed.

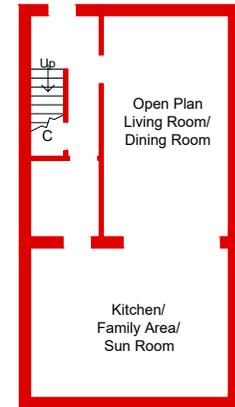




17 Fleet Street, Gatehouse of Fleet



First Floor 45m²



Ground Floor 60m²

Sketch plan for illustrative purposes only
Approximate floor area 105m²

GARDEN SHED

Dunster House (www.dunsterhouse.co.uk) substantial garden shed comprising 4 separate compartments with power supply.

MISCELLANEOUS

The property has been used as a successful holiday let and that the contract with the bookings website and most furniture and contents may be available by separate negotiation.

BURDENS

The Council Tax Band relating to this property is C.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band D

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 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/YATED04-02

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.

www.williamsonandhenry.co.uk

