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Solicitors & Estate Agents



# 39 Fleet Street

Gatehouse of Fleet, DG7 2JT

[www.williamsonandhenry.co.uk](http://www.williamsonandhenry.co.uk)

**Terraced Galloway house, rich in character  
with beautiful garden**

**GROUND FLOOR:**

Hall  
Sitting Room  
Kitchen/Diner

**SECOND FLOOR:**

Double Bedroom

**OUTSIDE:**

Garden  
Wooden Garden Shed

**FIRST FLOOR:**

Double Bedroom  
En Suite shower room  
Bathroom





39 Fleet Street is an attractive traditional terraced Galloway house, rich in character, but tastefully modernised. Virtually all windows are double glazed sash and case, and there is gas central heating with condensing combi boiler. The original accommodation has been extended by the addition of the kitchen/dining room at the rear to provide good sized living space on the ground floor. To the rear is a delightful, peaceful garden. All fitted floor coverings and all window coverings are included in the sale.

Gatehouse of Fleet is an active community and benefits from many local amenities, such as a primary school, shops, library and Health Centre. 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, snooker or golf) and a wide variety of outdoor pursuits can be enjoyed in the area, including sailing, fishing, golf, cycling and hill walking.

## ACCOMMODATION

### HALL 1.76m x 0.97m (5'9" x 3'2")

A four panelled exterior door with glazed panels to the upper part opens to the hall. Radiator with thermostatic control, generous understairs cupboard with coat hooks and storage space for vacuum cleaner, ironing board, etc. Stairs to first floor accommodation. Carpet.

### SITTING ROOM

#### 5.87m x 3.21m plus 2.3m x 2.3m (19'3" x 10'6" plus 7'6" x 7'6")

The "L" shaped sitting room has a front facing double glazed sash and case window and in the arm of the "L" there is also a rear facing double glazed window. In the front part of the room there is a flame effect gas fire with built-in cupboard to the right incorporating shelving to the upper part and storage to the lower part. The gas meter is situated here. To the other side of the fire is a full height built-in shelved cupboard. In the rear of the room there is a radiator with thermostatic control and fixed book shelving. A wall mounted cupboard houses the electric meter and RCD board.

### KITCHEN/DINER

#### 4.53m x 3.61m maximum (14'10" x 11'10" maximum)

Fully fitted with floor and wall units in white with a white work surface. Hotpoint electric cooker with cooker hood over, Beko fridge freezer, Beko washing machine, one and a half drainer sink beneath window with outlook to rear. Towards the rear of the room there is plenty of space for dining. Twin patio doors with a window to the side give a pleasant outlook and access to the rear garden. Worcester Greenstar 30i condensing combi boiler (Which is less than a year old). Radiator with thermostatic control.

### First Floor Accommodation:

A carpeted stair currently fitted with stairlift (which can be included in the sale if desired) leads to the first floor accommodation. There is a sash and case window on the first floor landing giving a pleasant outlook to the River Fleet and the fields beyond.

### DOUBLE BEDROOM 5.75m x 3.21m maximum (18'10" x 10'6" maximum)

A lovely bright room with sash and case window to the front and uPVC window to the rear. Full height built-in cupboard with hanging rail beneath and shelf over. Second built-in shelved cupboard. Radiator with thermostatic control. A door opens to:-

### EN SUITE 2.37m x 1.20m (7'9" x 3'11")

W.C. and wash hand basin with mixer tap, mirror over, and light with shaver point. Shower area fitted with Mira Advance Flex electric shower with wall panels to three sides and glazed panel and door to the fourth side. Electric towel rail. Vinyl floor. Xpelair Premier extractor fan.

### BATHROOM 2.28m x 2.22m (7'5" x 7'3")

W.C., wash hand basin and bath all in white. Rear facing obscure glazed window with window ledge beneath. Radiator (no thermostatic control). Full height built-in unit with shelves and cupboards. Vinyl floor. Curtains. Mirror and light with shaver point over wash hand basin.

### Second Floor Accommodation:

A carpeted stair continues from the first floor landing to the second floor where there is a further landing providing useful storage space and a hatch over to the roof space.

### DOUBLE BEDROOM 3.78m x 3.56m (12'4" x 11'8")

Partially coombed ceiling. Very pleasant views are enjoyed from the dormer window across the gardens and the caravan park beyond to the Galloway Hills. This is a spacious room and has a very generous full height cupboard off with hanging rail to one side and shelving to the other.

### OUTSIDE

There is shared use of the pend running between 39 and 41 Fleet Street. On reaching the rear of the pend one first reaches a concrete area outside the kitchen window suitable for storing bins. A gate continues through to the rear garden, which can also be accessed from the patio door leading from the kitchen/diner. It has been thoughtfully landscaped to create separate areas. Immediately to the rear of the house is a gravelled area and then three shallow steps lead up to the main garden. There is an area of curved lawn with bedding areas to either side, and then one continues through an archway to a gravelled area with a garden shed. A gap between two bushes lead through to a further area of lawn and bedding areas.

### WOODEN GARDEN SHED 2.39m x 1.78m (7'10" x 5'10")

Pitched and felted roof.

### BURDENS

The Council Tax Band relating to this property is a Band D.

### 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](http://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](mailto: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: IMR/SM/CROTA01-07

**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 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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