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WILLIAMSON  
& HENRY  
Solicitors & Estate Agents







# BRAESIDE

GATEHOUSE OF FLEET, DG7 2DA

**Substantial detached 5 bedroom family home in need of some modernisation.**

**Accommodation:**

Reception Hallway  
Sitting Room  
Dining Room  
Inner Hall  
Study  
Drawing Room / Snug  
Conservatory  
Breakfast Room  
Kitchen  
Rear Vestibule  
Cloakroom  
Utility

**First Floor (former maids quarters):**

Double Bedroom  
Bathroom

**Half Landing (main house):**

Family Bathroom

**First Floor (main house):**

Double Bedroom with en-suite bathroom  
2 further Double Bedrooms  
Single Bedroom

**Detached Annex**

Sitting Room  
Attic Room  
WC

**Outside:**

Gardens  
Greenhouse  
Coal Store  
Store  
Utility Room  
Garage  
Annexe  
Detached Stone Bothy



Braeside is a substantial detached family home which dates back to around the late 1800's offering spacious, flexible accommodation throughout whilst retaining many of its original period features.

The property enjoys an elevated position within a good sized well established garden grounds and is sure to suit a number of different buyers.

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

Entered via steps leading up from the gravelled driveway through a solid wooden glazed door into:-

#### RECEPTION HALLWAY **6.91m x 2.36m**

Well-proportioned reception hallway retaining many original features such as the original wooden parquet flooring, ornate ceiling cornicing and deep skirting boards. Radiator. Ceiling light candelabra. Large walk in under stairs storage cupboard with coat hooks and built in shelving and gas boiler. Doors leading to all main ground floor accommodation. Carpeted staircase with wooden handrail and balustrade leading to first floor level

#### SITTING ROOM (front right) **5.69m x 4.11m**

Bright spacious front facing reception room with ample natural light from the front facing sash and case bay window overlooking the garden. Working wooden shutters. Curtain track, curtains and pelmet above. Two radiators. Wall lights. Picture rail. Ceiling cornicing. Central feature fireplace with cast iron grate, marble surround and hearth, and wooden mantel above. Parquet flooring

#### DINING ROOM **4.07m x 4.00m**

Accessed directly from the reception hallway. Parquet wooden flooring. Ceiling cornicing. Candelabra light. Sash and case bay style window to front with radiator. Curtain track and curtains. Working wooden shutters. Open gas flame effect fire with marble hearth and surround. Doorway leading to:-

#### INNER HALL **2.35m x 1.78m**

Fitted carpet. Radiator. Under stairs storage cupboard. Carpeted staircase leading to former maids quarters. Doorways leading to study and snug.

#### STUDY **1.77m x 1.46m**

Solid wooden floor. Sash and case window to front. Fitted shelving. BT telephone point. Ceiling light.

#### DRAWING ROOM /SNUG **5.13m at longest x 4.45m**

Partially laid to parquet flooring and fitted carpet. Sash and case window to front. Ornate ceiling cornicing and central ceiling rose. Candelabra light fitting. Central feature fireplace with cast iron grate, tiled hearth and marble surround. Radiator. Decorative alcove with archways. Wooden glazed door leading to conservatory.

#### CONSERVATORY **4.32m x 4.16m**

Ceramic tiled floor. uPVC double glazed windows on 3 walls. Radiator. Ceiling light with fan. Wall lights.

Carpeted staircase from the inner hallway leading up to former maids quarters:-

#### FORMER MAIDS QUARTERS **1.51m x 0.93m**

Ceiling light. Smoke alarm. Sash and case window to rear. Carpeted first floor landing. Doors leading to double bedroom and bathroom.

#### BATHROOM **2.25m x 1.78m**

Solid wooden floor. Radiator. Suite of white wash hand basin WC and Bath. Tiled splash backs. Partially coombed ceiling. Mira Zest electric shower.

#### DOUBLE BEDROOM 1 **4.48m x 4.27m under eaves**

Built in wardrobe and cupboard with hanging rail and shelving. Coombed ceilings. Ceiling cornicing. Sash and case window to side overlooking garden. Loft access hatch. White inset wash hand basin and vanity unit. Radiator. Fitted carpet.

Located to the rear of the Braeside and accessed between the inner hallway and ground floor reception hallway:-

#### BREAKFAST ROOM **3.74m x 3.61m**

Artico flooring. Large sash and case window to side. Wooden clothes pulley. Dresser style fitted kitchen units with laminate work surface. Further wall of fitted kitchen units and laminate work surface. To one side, large inglenook fireplace with cast iron wood burning stove with mantel above. Ceiling lights. Opens into:-

#### KITCHEN **3.64m x 1.91m**

Artico flooring. Fitted kitchen with laminate work surface. Smeg electric hob with extractor hood above. Baumatic electric double oven. One and a half bowl sink with mixer tap. Tiled splash backs. Integrated fridge-freezer. Single glazed windows to rear with roller blinds above. Fluorescent strip light. Loft access hatch.

#### REAR VESTIBULE

Ceramic tiled floor. Doors leading to reception hallway, kitchen, garden and cloakroom.

#### CLOAKROOM **1.77m x 1.31m**

Suite of grey wash hand basin and WC. Tiled splash backs. Obscure glazed window to side. Ceiling light. Radiator. Tiled floor.

#### UTILITY ROOM **2.55m x 2.88m**

Flag stone floor. Two large Belfast sinks with taps. Wooden shelving. Ceiling light. Plumbing for washing machine. There is a fridge-freezer, tumble dryer, and chest freezer. Wooden work bench. Large storage area above utility.

Carpeted staircase from Reception Hallway leading to first floor level with a door leading off to family bathroom on the half landing:-

#### FAMILY BATHROOM **2.50m x 1.88m**

Suite of white wash hand basin, WC and bath with tiled splash backs. Loft access hatch. Wooden panelling on all walls. Radiator. Obscure glazed window to rear. Cupboard housing hot water tank with shelving above. Hardwood floor.

#### FIRST FLOOR LANDING

Fitted carpet. Radiator. Doors leading to 3 double bedrooms and 1 single bedroom.





**DOUBLE BEDROOM 2 (with en-suite)****4.22m x 3.62m**

Built in wardrobe with hanging rail. Former fireplace with tiled back plate and wooden mantel housing radiator. Sash and case window to side with curtain track and curtains above. Ceiling light. Fitted carpet. Door leading to:-

**EN-SUITE BATHROOM****3.25m x 2.02m**

Suite of coloured WC, wash hand basin and bath. Tiled from floor to ceiling on one wall. Mira electric shower. Sash and case window to rear. Radiator.

**DOUBLE BEDROOM 3****4.19m x 4.07m**

Fitted carpet. Radiator. Built in wardrobes with hanging rail and shelving. Sash and case window to front overlooking garden. Ceiling light. Ceiling cornicing. Wash hand basin with fitted mirror above.

**SINGLE BEDROOM****2.52m x 1.64m**

Fitted carpet. Single glazed window to front. Built in shelving. Ceiling light.

**MASTER BEDROOM****4.89m x 4.10m**

Fitted carpet. Radiator. Ceiling cornicing. White vanity wash hand basin with mirror above and razor light.

**OUTSIDE****GARDENS**

Braeside is well positioned within an elevated plot providing fine views across the garden towards Gatehouse of Fleet. Accessed through wrought iron gates the sweeping gravel driveway off the B727 (Old Military Road) leads up to the garage and also provides ample off-street parking for a number of vehicles.

To the front of Braeside is a substantial lawned area interspersed with a number of well-established trees and shrubs and bordered by hedging along the perimeter.

There are a number of paths which wind through the main garden leading to the two detached bothy's at either ends of the property as well as well positioned seating areas providing fine views across the garden. To the rear of Braeside is a cobbled yard area which provides rear access to the main house and storage areas.

**GREENHOUSE****4.07m x 2.77m**

Attached to the front of the main house, but only accessible from the driveway is a good sized green house. UPVC double glazed door leading to a greenhouse with uPVC double glazed windows on 2 walls. Stone floor. It could be possible subject to appropriate planning consents to incorporate this into the main house perhaps to create an orangery area or garden room / studio.

**ANNEXE**

Located at the bottom of the driveway there is a self-contained detached brick built annexe with uPVC double glazing which would be ideal as a little one bedroom annexe with potential to generate a secondary income or alternatively as a garden room or home office.

**Ground Floor****5.55m into alcove x 4.33m**

Fitted carpet. Chimney with cast iron wood burning stove with recessed book shelves at either side. Door leading to WC.

**WC****1.90m x 0.80m**

Wooden staircase leading to first floor level:-

**First Floor****5.57m x 4.43m**

Wooden floorboards. Dual aspect uPVC double glazed windows. Coombed ceiling.

**GARAGE****4.50m x 4.30m**

Concrete floor. Wooden sliding doors. Electric power. Large storage area above garage.

**DETACHED STONE BOTHY****COAL SHED & STORE****BURDENS**

The Council Tax Band relating to this property is G.

**ENERGY PERFORMANCE RATING**

The Energy Efficiency Rating for this property is Band F.

**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. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: [property@williamsonandhenry.co.uk](mailto:property@williamsonandhenry.co.uk)).

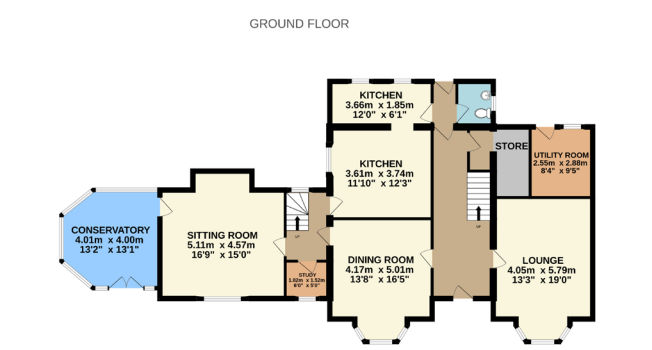
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/ALEXJ01-01







**PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049**  
**NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440**  
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