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Solicitors & Estate Agents



12 RAMSAY WOOD

GATEHOUSE OF FLEET, DG7 2HJ

Well-appointed 4/5 bedroom detached house located in a quiet and popular residential development on the outskirts of Gatehouse of Fleet.



www.williamsonandhenry.co.uk

Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Shower Room
Sitting Room
Kitchen
Utility Room
Dining Room

First Floor:

First floor landing
4 Double Bedrooms
Single Office/Study
Bathroom

Garage.
Gardens



12 Ramsay Wood is a well-proportioned detached family home located in a quiet residential woodland development on the outskirts of Gatehouse of Fleet. The property sits in an elevated position with wrap round garden grounds enjoying fine views across the fleet valley.

Although in need of some modernisation this property benefits from bright spacious accommodation throughout and is sure to suit a number of different purchasers.

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 through a uPVC double glazed door with obscure glazed side panel into:-

ENTRANCE VESTIBULE 1.49m x 1.49m

Ceiling light. Coat hooks. Fitted carpet. Wooden obscure glazed door with side panels into:-

RECEPTION HALLWAY 5.21m x 2.49m narrowing to 1.28m

Bright, spacious reception hallway with wooden stair case leading up to first floor level. Radiator with shelving above. Wall lights. Central heating thermostatic controller. Built-in cupboard. Fitted carpet.

SHOWER ROOM 1.79m x 1.55m

Suite of coloured W.C., wash-hand basin and shower with mains shower above. Radiator. Tiled from floor to ceiling. Obscure glazed window to front. Built-in mirror with shelving beneath. Towel rail. Ceiling light. Tiled floor.

SITTING ROOM 3.95m x 4.38m

Wonderful and light reception room with benefiting from an abundance of natural light from large UPVC double glazed picture windows to front and large dual aspect picture windows to rear and side providing fantastic views across neighbouring farmland towards Gatehouse. Curtain poles and curtains. Feature fireplace with inset wood burning stove set on slate hearth with wooden mantle above. Ceiling lights. 2 radiators with thermostatic valves. Wall lights. Fitted carpet.

KITCHEN 3.45m x 2.59m

Pine fitted Kitchen units with laminate work surfaces and tiled splash-backs. Electric integrated oven. Four burner gas hob with extractor above. UPVC double glazed picture window overlooking rear garden across neighbouring farmland across the Fleet Valley, with curtain pole and curtains above. Fluorescent strip light. Indesit dish-washer. Vinyl flooring.

UTILITY ROOM 3.59m x 1.50m

Wooden obscure glazed door from hallway. Fitted white kitchen units with laminate work surface. UPVC double glazed window to rear overlooking farmland across to Gatehouse of Fleet. White Knight tumble dryer. Beko washing machine. Fluorescent strip light. UPVC double glazed door leading to rear garden. Vinyl flooring. Radiator.

DINING ROOM/LOUNGE 4.54m x 3.90m

Lovely and bright spacious reception room with ample natural light from UPVC double glazed French doors leading out the rear garden and generous decking area. Curtain pole and curtains. Radiator. Carpeted staircase with wooden handrail leading to first floor level.

First Floor Level

Carpeted stair case leading up to first floor level from the dining room.

FIRST FLOOR LANDING

Fitted carpet. Ceiling light. Doors leading off to:-

BEDROOM 1 4.45m x 3.69 (at widest) narrowing to 2.77m

Two uPVC double glazed windows to rear enjoying fine views across the rear garden to the hills beyond. Curtain track and curtains above. Partially coombed ceiling. Radiator. Fitted carpet.

BEDROOM 2 3.90m x 2.16m

Velux window to front. UPVC double glazed window to side with curtain track and curtains above. Velux window also has curtain tracks and curtains above. Ceiling light. Radiator. Under eaves storage. Fitted carpet.

BEDROOM 3 4.41m x 3.26m

Large Velux window to front with curtain track and curtains above. Under eaves storage beneath. Radiator. Partially coombed ceiling. Built-in cupboard with hanging rail. Built in drawers. Doorway leading to:-

MAIN FIRST FLOOR LANDING 4.11m x 0.64m

Wooden staircase leading down to main reception hallway. Loft access hatch. Airing cupboard housing hot water tank with shelving above.

BEDROOM 4 3.04m x 2.74m

Rear facing. UPVC double glazed window to rear. Built-in wardrobe with hanging rail and shelving. Built in drawers. Radiator. Ceiling light. Fitted carpet.

BATHROOM 1.76m x 2.77m

Suite of white wash-hand basin, W.C. and bath. Heated towel rail with thermostatic valve. Tiled from floor to ceiling. Mirrored bathroom wall cabinet. UPVC double glazed tilt and turn window to front with vertical blinds above.

BEDROOM 5 3.08m x 3.99m

Two double glazed tilt and turn windows overlooking side garden and farmland. Curtain track and curtains above. Radiator. Under eaves storage cupboard. Built-in cupboard with hanging rail and shelving. Built-in drawers to side. Fitted carpet.

OUTSIDE

Tarmacadam drive way providing parking for a number of cars. Generous wrap round garden grounds laid generally to lawn with mature shrubs and trees large decking area to the rear which is accessible from the garden and also directly from the main house providing a beautiful private terraced area for entertaining and alfresco dining. Oil tank.

LARGE GARAGE

BURDENS

The Council Tax Band relating to this property is a band F.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band E



SERVICES

The agents assume that the subjects are served by mains water, mains drainage, mains electricity, oil fired central heating 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. 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).

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: LJS/PL/WILLI02-127



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

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

GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP

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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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