



# 21 RIVERBANK

GATEHOUSE OF FLEET, DG7 2JY

Spacious and well-proportioned 3 bedroom end terraced house close to all local amenities in Gatehouse of Fleet and within easy walking distance of the Primary School.



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents

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

**GROUND FLOOR:** Entrance Hall  
Living Room  
Kitchen  
Bathroom

**FIRST FLOOR:** 3 Double Bedrooms

**OUTSIDE:** Attractive level garden both front and rear. Off Street parking.

Double Glazing. Gas Central Heating.

Number 21 Riverbank is a spacious, well-proportioned three bedroom End Terrace House. The property benefits from full double glazing throughout and gas central heating. The property is conveniently located a short distance from the centre of Gatehouse which offers a range of local amenities and is within walking distance from the local Primary School. There may be scope for additional accommodation within the attic or to the side of the property if required although the seller has not investigated the feasibility of such work.

Gatehouse of Fleet is an active community and benefits from many local amenities such as the Primary School, shops, library and Health Centre. Gatehouse is also very fortunately position within Dumfries and Galloway being a short distance from stunning beaches and seaside walks but also being within easy access to stunning rural scenery including hills, glens and lochs. Gatehouse also has active sports clubs (e.g. bowling and golf) with a wider variety of outdoor pursuits being within close proximity including sailing, fishing, cycling, hill-walking and out-door adventure.

#### ACCOMMODATION

##### ENTRANCE VESTIBULE 1.18m x 1.02m

Doorway opening into reception hallway. Storage cupboard which houses fuse box and meter and leads to under-stair storage whilst also giving space for hanging. Fitted carpet.

##### HALLWAY 3.44m x 2.05m (at longest and widest)

Spacious reception hallway with doors leading off to living room and bathroom. Carpeted staircase leading to first floor level. Radiator. Heating controller. Ceiling light. Smoke detector. Telephone point.

##### LIVING ROOM 4.46m x 3.93m

Spacious family Living Room which overlooks the front garden. This is a bright and pleasant room with gas fire mounted set on marble effect plinth with wooden mantel surround. Recessed alcove with shelving providing useful storage. Ceiling light. T.V. point. Radiator. Opens into:-

##### KITCHEN 4.44m x 2.72m

Good sized Kitchen with ample storage from a range of fitted Kitchen units laid out in horse shoe configuration with laminate surfaces. Stainless steel sink with left hand drainer. Ample natural light from a large UPVC double glazed window overlooking the rear garden. Tile effect floor covering. UPVC double glazed door access to rear garden. Integral Fagor electric oven, grill and four ring hob. Radiator. Ceiling light. Telephone point. Space for fridge freezer and space and plumbing for washing machine.

##### BATHROOM 2.04m x 1.84m

Cream wash hand basin and matching W.C. Obscure glazed window. Radiator. Shower cubicle with Meynell shower fitment. Floor to ceiling wall tiling. Wood panel ceiling with recessed spotlights. Wooden vanity unit laminate worksurface.

##### FIRST FLOOR

Carpeted staircase leading first floor level with a front facing window UPVC double glazed window is located at the half landing, allowing additional natural light onto the staircase.

##### LANDING 2.58m x 2.27m

L-shaped, first floor landing with doors leading off to all three Double Bedrooms and a large shelved storage cupboard. Ceiling light. Fitted carpet. Loft access hatch.

##### BEDROOM 1 4.53m x 2.53m (FRONT)

Spacious Double Bedroom overlooking the front garden. Built in cupboard housing gas combi-boiler. Fitted carpet. Ceiling light. Radiator.

##### BEDROOM 2 4.22m x 3.03m (REAR)

Good sized double bedroom overlooking the rear garden and beyond to the hills and rural countryside surrounding Gatehouse. Built in cupboard with shelving. Radiator. Fitted carpet. Ceiling light.

##### BEDROOM 3 (REAR)

Looking out to the rear. Built-in wardrobe and one fitted wardrobe giving ample storage space. Radiator. Telephone point. Fitted carpet. Ceiling light.

#### OUTSIDE

##### FRONT GARDEN

The front garden is mainly laid to lawn with island and perimeter flower beds for decorative planting. There is a paved pathway leading from Riverbank Street to the front door. The boundaries are hedged on all sides. There is access to the driveway which gives ample space for three cars parked off road.

##### REAR GARDEN

Again, this garden is mainly laid to lawn and is level. It is in good order and easy to maintain. There is paved pathways for access and a concreted area which could serve as a patio area. Greenhouse. Vegetable plot. Garden Shed. Access to the side of the house and driveway. Clothes line. Spigot tap. The property is bounded on one side by posting rail wooden fence and on the other by mature hedging.

#### BURDENS

The Council Tax Band relating to this property is B.

#### ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is Band C.

#### 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/LNM/COCHG02-03



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**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**

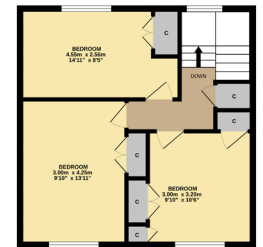
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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs 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.

GROUND FLOOR



1ST FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, ceilings and other dimensions are approximate and are not intended to be used for any legal purposes. The services, systems and appliances shown have not been tested and no guarantee can be given for their condition or performance.