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WILLIAMSON  
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Solicitors & Estate Agents



# 51 CATHERINE STREET

GATEHOUSE OF FLEET, DG7 2JB

Beautifully presented 3 bedroom mid terraced townhouse with large enclosed rear garden and fine views across the River Fleet to the hills beyond.



## Accommodation:

### Ground Floor:

Entrance Vestibule  
Lounge  
Kitchen/Family Room

### First Floor:

3 Double Bedrooms  
Shower Room

### Outside:

Cover Courtyard to side  
Enclosed Rear Garden

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51 Catherine Street is a beautifully proportioned light and airy mid terraced townhouse which has been tastefully modernised by the existing owners. This delightful home has a generous rear garden with fine views across neighbouring farmland and the River Fleet to the Galloway hills beyond.

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, tennis, golf or snooker) and a wide variety of outdoor pursuits can be enjoyed in the area, including sailing, fishing, golf, cycling and hill walking.

#### ACCOMMODATION

Entered through wood-effect composite door into:-

#### ENTRANCE VESTIBULE 1.25m x 1.00m

Ceramic tiled floor. Ceiling light. Coat hooks. 15 pane wooden glazed door into lounge.

#### LOUNGE 5.33m x 2.71m at narrowest, widening to 3.67m

Bright and spacious front facing reception room with carpeted staircase with wooden handrail leading to first floor level. Wood burning stove set on tiled hearth with exposed stone chimneybreast above. Telephone point. Oak effect laminate flooring. Radiator. Two ceiling spot lights. uPVC sash and case window to front with curtain pole and curtains above. Wood panelled wall to one side. 15 pane double glazed window with outlook to courtyard area and rear garden. 15 pane wooden glazed door leading to kitchen/family room.

#### KITCHEN/FAMILY ROOM (overall 5.58m x 3.46m)

This rear facing open plan space is well suited to modern family living and enjoys a wonderful outlook across the garden to the River Fleet.

#### Kitchen Area 3.46m x 2.08m narrowing to 1.96m

Good range of shaker style fitted Howden kitchen units with laminate work surfaces. White Lamona sink with drainer to side and mixer tap above. Tiled splashbacks. Radiator. uPVC double glazed window to side with Roman blind above. Electric Lamona integrated hob and oven with stainless steel chimney style extractor hood. Oak effect laminate flooring. Opening into:-

#### Family Room Area 3.71m x 3.46m

Oak effect laminate flooring. uPVC double glazed doors leading out to rear garden with curtain track and curtains above. Recessed ceiling spot lights. Radiator. Recessed ceiling spot lights.

Carpeted staircase with painted wooden handrail from the lounge leading to first floor landing

#### FIRST FLOOR LANDING 3.46m x 1.13m

Wood effect laminate flooring. uPVC sash and case window to side providing additional natural light. Loft access hatch. Built-in cupboard housing gas central heating boiler and shelving.

#### DOUBLE BEDROOM 1 (rear facing) 4.43m x 2.40m

uPVC double glazed window with curtain pole and curtains above with fine views over the rear garden to the River Fleet beyond. Built-in double wardrobe. Ceiling light. Radiator. Oak effect laminate flooring.

#### DOUBLE BEDROOM 2 (rear facing) 3.66m x 1.79m and entrance area is 2.14m x 0.85m

Another generous double bedroom with fine views across the rear garden and the River Fleet beyond. Coat hooks. Ceiling light. Loft access hatch. Radiator. UPVC double glazed window. Built-in cupboard. Oak effect laminate flooring.

#### SHOWER ROOM 2.60m x 1.40m

Modern shower room with walk-in corner shower cubicle with Mira Sport electric shower. White wash hand basin inset into built in vanity unit. White WC. Fixed bathroom cabinet. Tiled effect laminate flooring. Tiled from floor to ceiling. Extractor fan. Ceiling light. Obscure uPVC double glazed window to rear. Radiator.

#### DOUBLE BEDROOM (front facing) 4.73m narrowing to 4.19m x 2.68m

Two uPVC sash and case windows to front with curtain pole and curtains above. Radiator. Built-in cupboard. Ceiling light. Fitted carpet.

#### OUTSIDE

The rear garden can be accessed through covered courtyard terraced area from the kitchen as well as directly from Catherine Street.

Immediately to the rear is a generous rear garden which can also be accessed directly from the family room with steps leading down to paved patio, ideal for alfresco dining. Beyond the patio is a large formal lawned area with steps leading down to terraced garden with well-established flower beds and wooden summer house. The rear garden enjoys a wonderful view across neighbouring farmland and the river fleet to the Galloway hills beyond.

#### BURDENS

The Council Tax Band relating to this property is C.

#### ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is [INSERT RATING]

#### 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 our office.



## 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/FAREJ01-01



**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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