



**18 Catherine Street, Gatehouse of Fleet, DG7 2JD**



# 18 Catherine Street, Gatehouse of Fleet, DG7 2JD

“Attractively located end of terrace property with a sizeable rear garden and off street parking”

## Ground Floor

- + Lounge
- + Sitting Room
- + Kitchen
- + Bedroom
- + Wet Room

## First Floor

- + 2 Bedrooms

## Outside

- + Rear Garden
- + Off Street Parking

EPC Rating E



## LOCATION

The property is attractively located within an established, private, conservation area of Gatehouse of Fleet and convenient for the town's amenities. Gatehouse of Fleet is a picturesque town situated in rural Galloway. It offers a range of facilities including a primary school, doctor's surgery, a variety of shops and several hotels. The surrounding area offers a wide range of indoor and outdoor activities including scenic forest walks, mountain biking and a bowling green. There are secondary schools in Kirkcudbright approximately 9 miles distant and Castle Douglas approximately 14 miles away. Castle Douglas has a wide range of independent shops and supermarkets.

## DESCRIPTION

Attractively located end of terrace property with a sizeable rear garden and off street parking. The property provides spacious, flexible accommodation arranged over two floors with two reception rooms, one double bedroom and a wet room on the ground floor and a further two double bedrooms on the first floor. It has UPVC double glazing and gas central heating.

Outside, there is an attractive, level rear garden with a small lade running through at the bottom. Vehicle access via the lane at the side of the property leads to the parking area and the rear garden.

The property would benefit from modernisation and redecoration throughout but has excellent potential with its size, location and outside space.

## ACCOMMODATION

### Ground Floor

#### Vestibule

UPVC external front door; vinyl flooring; part obscure glazed double doors to walk-in under stair storage cupboard with light; obscure glazed door to lounge and door to sitting room.

#### Sitting Room

Window to the front; wood lining boards to all walls including a shelved recess; extensive fitted storage cupboards; obscure glass door to the rear vestibule; fitted carpet; radiator.

#### Lounge

Window to front; laminate flooring; central heating thermostat; carbon monoxide alarm; radiator; door to kitchen.

#### Kitchen

Window to rear overlooking the garden; range of fitted wall and floor units incorporating stainless steel sink unit and drainer with a natural wood effect worktop; tiled splash-back; fitted cupboard storing meters; Worcester gas central heating boiler (not currently functioning); space and plumbing for washing machine; vinyl flooring; door to the rear vestibule.

#### Rear Vestibule

Spacious rear vestibule with staircase to the first floor; walk-in shelved airing cupboard with light; smoke alarm; vinyl flooring; door to the sitting room and doors to the ground floor bedroom and the wet room; UPVC external door to the rear garden.

#### Bedroom 3

Bright double bedroom with windows to the side and rear overlooking the garden; vinyl flooring; radiator.

#### Wet Room

Skylight window; white suite of w.c. and wash-hand basin; shower area with Mira shower; waterproof wall panelling to walls and UPVC lined ceiling; fitted shelved storage cupboard; non-slip flooring; chrome radiator rail.

### First Floor

#### First Floor Landing

A staircase leads to the first floor landing which is lit by a skylight window; built-in storage cupboard with hanging space; fitted carpet; doors to the two bedrooms.

#### Bedroom 1

Double bedroom with windows to the front and rear; part coomb ceiled; two single built-in wardrobes and fitted drawer units; access door to cold water tank; fitted carpet; radiator.

#### Bedroom 2

Double bedroom with windows to the front and rear; part coomb ceiled; two single built-in wardrobes and fitted drawer units; fitted carpet; radiator.

## OUTSIDE

#### Rear Garden

There is vehicle and pedestrian access the lane at the side of the property which leads to a good sized parking area with outside water tap and outside light. Beyond this is a sizeable area of lawn with washing line and a small lade running through, bounded by walling on three sides. Metal storage shed.

## VIEWING

By appointment with the Selling Agents.

## HOME REPORT

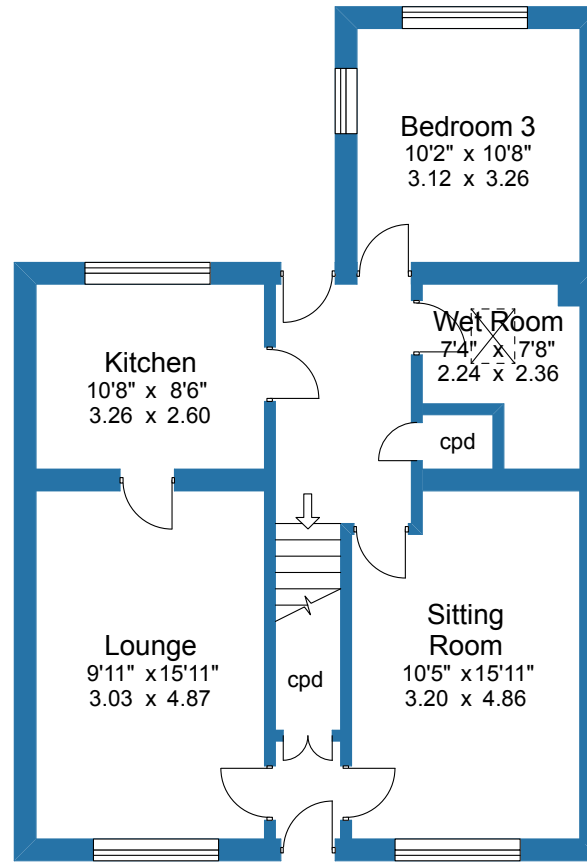
A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto [www.onesurvey.org](http://www.onesurvey.org) and entering the postcode for the property.

## OFFERS

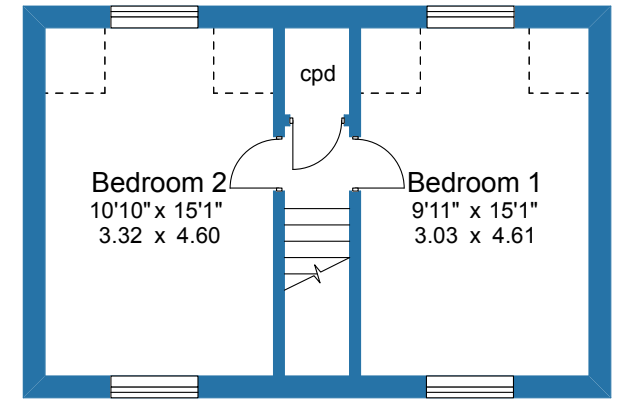
Offer in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.







Ground Floor



First Floor

For illustrative purposes only. Not to scale.



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Castle Douglas  
DG7 1NA  
01556 503744

33 High Street  
Dalbeattie  
DG5 4AD  
01556 611247



**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008** The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.  
Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.  
The photographs have been taken with a digital camera, using a wide angled lens.

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