



**Oakbank, 9 Bracken Wood, Gatehouse of Fleet, DG7 2FA**



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Offers over £500,000

“Beautifully presented, modern detached family home and garage set within delightful, generous sized, gardens”

## Ground Floor

- + Vestibule
- + Hallway
- + Lounge
- + Sitting Room/Study
- + Dining Room
- + Dining Kitchen
- + Rear Entrance/Utility Room
- + WC

## Mezzanine Floor

- + Mezzanine Sun Room

## First Floor

- + Master Bedroom Suite with Dressing Room and En-Suite Shower Room
- + Further 2 Double Bedrooms
- + Family Bathroom

## Outside

- + Garden
- + Garage and Adjoining Store

EPC Rating C



## LOCATION

Oakbank is located within a sought after, peaceful, private residential development, approximately 1 mile to the north-west of Gatehouse of Fleet.

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

Beautifully presented, modern detached family home and garage set within delightful, generous sized, gardens.

This property provides attractive, spacious, flexible accommodation arranged over two floors with light filled rooms many of which enjoy a dual aspect. It is finished to a high standard in a modern traditional style throughout with well-appointed fitted kitchen, utility room and modern fitted bathrooms. There is UPVC double glazing and gas central heating.

The bright, welcoming hallway gives access to an attractive, double aspect, lounge with marble fire-place and French doors flow through to the adjoining sitting room/study which has windows to the front and side overlooking the garden. A well-appointed fitted kitchen with large Aga leads to a rear entrance with direct access to the garden, and through to a good sized utility room. The dining room adjoins the kitchen with French doors opening onto an outside patio area. The WC completes the ground floor accommodation. An attractive mezzanine sun lounge on the mezzanine floor overlooks the rear garden with French doors leading to a decked seating area which is also accessed via French doors from the first floor master bedroom suite with its dressing room and en-suite shower room. There are a further two double bedrooms located on the first floor, each with a dual aspect, served by a family bathroom.

## ACCOMMODATION

### Ground Floor

#### Vestibule

Glazed UPVC external front door and part glazed side screen; window to side; tiled flooring; coving; radiator; glass inner door to the main hallway.

#### Hallway

Bright, welcoming entrance with staircase to the first floor; good sized under stair storage cupboard with coat hooks and cupboard storing electric meter and consumer unit; coving; smoke detector; recessed ceiling lighting; telephone point; central heating thermostat; fitted carpet; radiator; doors to WC, kitchen, dining room and lounge.

#### Lounge

Beautiful room with windows to the front and side; marble fire-place, surround and hearth with a coal effect electric fire; coving; fitted carpet; two radiators; French doors opening in to the sitting room/study.

#### Sitting Room/Study

Another attractive, light room with windows to the front and side overlooking the garden; coving; smoke detector; fitted carpet; radiator.

#### Dining Room

Good sized room with UPVC external French doors opening on to a patio area; coving; fitted carpet; radiator.

#### Dining Kitchen

Window to front; cream coloured wooden fitted wall and floor units with a complementing wood effect worktop; 1½ bowl stainless steel sink unit and drainer; tiled splash-back; integrated Hotpoint dishwasher and Lamona under counter fridge; under unit lighting; large AGA with splash-back and fitted storage shelf above; extractor fan; recessed ceiling lighting; smoke detector; vinyl flooring; door to the rear entrance.

#### Rear Entrance

Window to front; UPVC external door to the rear garden; two almost full height fitted storage cupboards; fitted cupboard

storing hot water cylinder; extractor fan; access hatch to roof space; vinyl flooring; radiator; opening through to the utility room.

#### Utility Room

Windows to the front and rear; cream coloured wooden fitted wall and floor units with a complementing wood effect worktop incorporating stainless steel sink unit, drainer and a a tiled splash-back; carbon monoxide alarm; extractor fan; Hotpoint washing machine and tumble dryer; cupboard storing Worcester gas central heating boiler and central heating control; wooden clothes pulley; vinyl flooring; radiator.

#### WC

Obscure glazed window; white w.c. with enclosed cistern and wash-hand basin with a white tiled splash-back; extractor fan; fitted carpet; towel rail radiator.

### Mezzanine Floor

#### Mezzanine Landing

The carpeted staircase with wooden balustrade and bannister leads to a mezzanine landing with mezzanine sun room off.

#### Mezzanine Sun Room

Delightful addition to the property with windows on three sides overlooking the garden; UPVC door to a decked seating area; coving; fitted carpet; two radiators.

### First Floor

#### First Floor Landing

The staircase and wooden balustrade and bannister continues to the first flooring landing. Built-in double shelved airing cupboard with radiator and consumer unit; access hatch to roof space; smoke detector; coving; fitted carpet; radiator; doors to master bedroom suite, further two bedrooms and bathroom.

#### Master Bedroom Suite

Beautiful room with French doors opening on to an outside decked seating area; window to the side; built-in shelved storage cupboard; fitted carpet; radiator; opening through to the dressing room and door to the en-suite shower room.







### Dressing Room

Window to the front; recessed ceiling lighting; fitted carpet; radiator.

### En-Suite Room Shower Room

Obscure glazed window; white suite of w.c. with enclosed cistern and wash-hand basin with a tiled splash-back; shower enclosure with mains shower and a white tiled splash-back; extractor fan; recessed ceiling lighting; fitted carpet; towel rail radiator.

### Bedroom 2

Double bedroom with windows to the front and side; television aerial connection; fitted carpet; radiator.

### Bedroom 3

Double bedroom with windows to the side and rear; television aerial connection; fitted carpet; radiator.

### Family Bathroom

Obscure glazed window; white suite of shower bath with mains shower over, screen and a white tiled splash-back, w.c. with enclosed cistern and wash-hand basin; shaver point; extractor fan; recessed ceiling lighting; fitted carpet; towel rail radiator.

## OUTSIDE

### Garden

The property is set within delightful, generous sized, established garden with a tarmac parking area and garage. The area to the front is in grass with a paved pathway leading to the front entrance. The garden ground to the right of the property is lawn with mature trees and planted areas which extends into an attractive, gently sloping rear garden also predominantly laid in grass having well established trees, shrubs and perennial planting to natural rockeries with paved and stepped pathways. A timber decking area, with storage below, is accessed from both the mezzanine sun room and master bedroom and leads on to the rear garden. Boundaries are defined by post and wire fences, hedges and timber fences. Outside lights around the property and a rotary clothes drier.

### Garage

Detached garage with adjoining garden store; electric up and over door; concrete floor; power and light; UPVC door and window to the adjoining store.

### Adjoining Store

Concrete floor; power and light; part obscure glazed UPVC external door to the front of the property.

## VIEWING

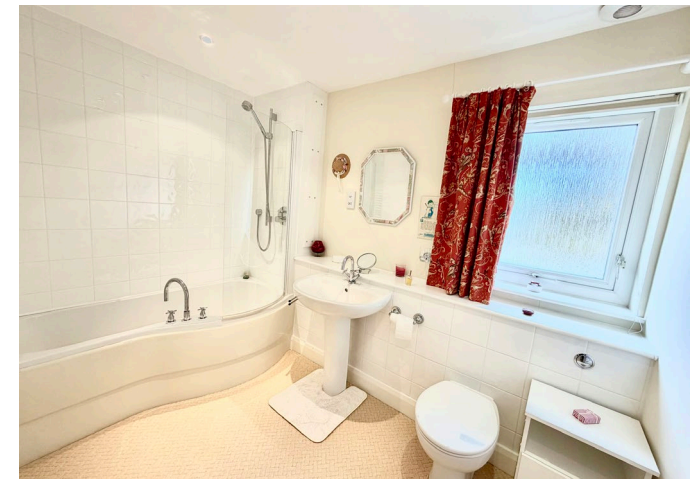
By appointment with the Selling Agents.

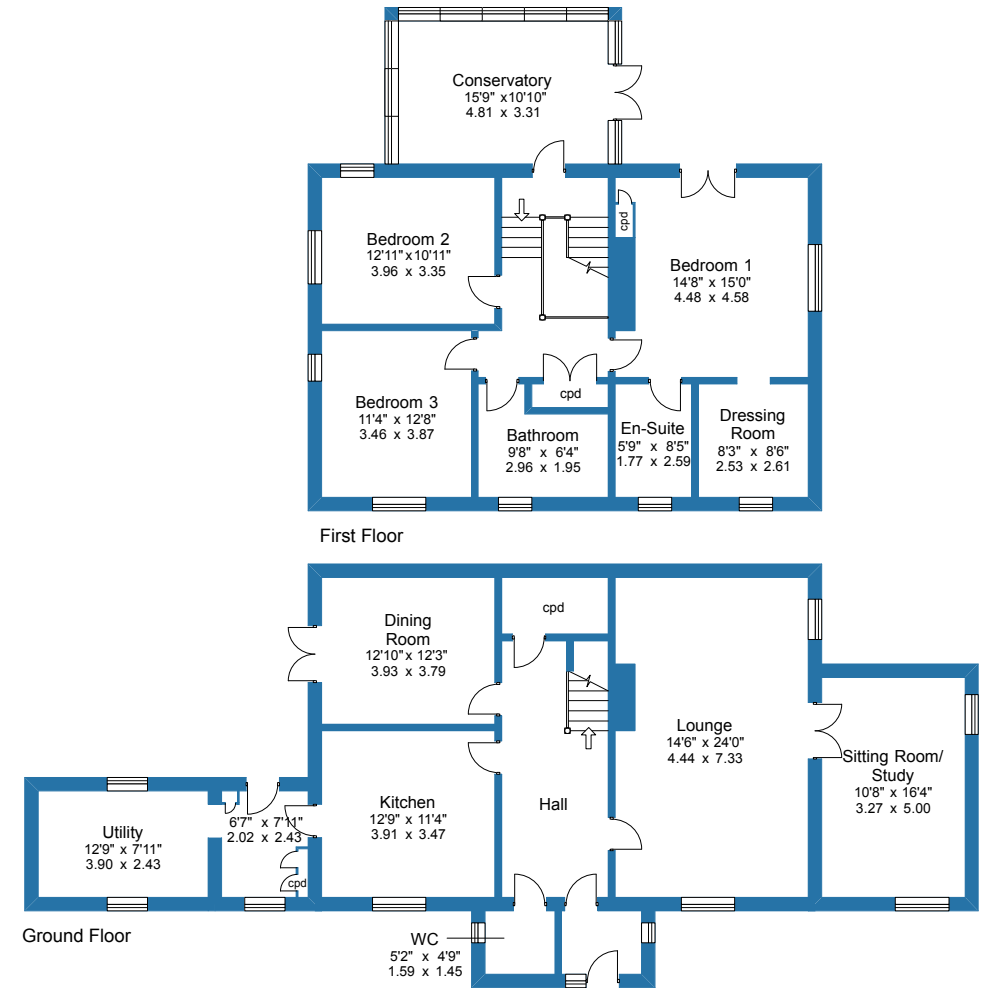
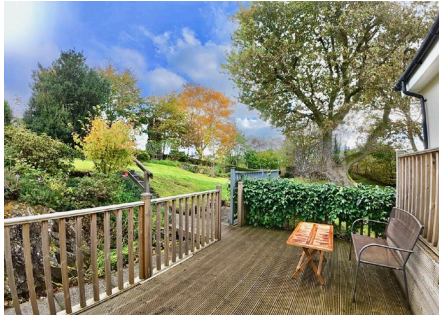
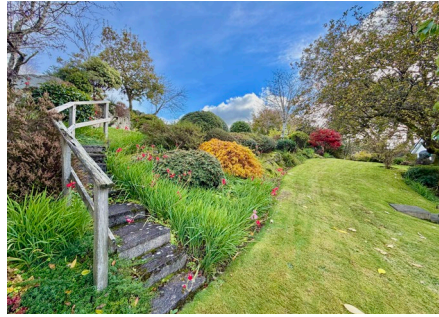
## HOME REPORT

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.





For illustrative purposes only. Not to scale.



135 King Street  
Castle Douglas  
DG7 1NA  
01556 503744

33 High Street  
Dalbeattie  
DG5 4AD  
01556 611247



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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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