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Solicitors & Estate Agents



11 RAMSAY WOOD

GATEHOUSE OF FLEET, DG7 2HJ

Spacious detached home set within a quiet residential development on the outskirts of Gatehouse.



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Accommodation:

Ground Floor:

Entrance vestibule
Reception Hallway
Sitting Room
Large open plan Dining Kitchen
Study/Single Bedroom
Double Bedroom with separate ensuite W.C and ensuite bathroom

First Floor:

3 Double Bedrooms
Bathroom

Outside:

Garden. Wooden log store. Outhouse.



11 Ramsay wood enjoys an elevated position within a quiet residential woodland development on the outskirts of Gatehouse of Fleet. This spacious detached home is well positioned within a wrap round garden ground enjoying splendid views across the Fleet Valley and the house itself provides bright spacious accommodation throughout which is sure to suit a number of different buyers.

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

Ground Floor Accommodation

Entered from the front garden through wood effect uPVC obscure glazed door with glazed side panels into:-

ENTRANCE VESTIBULE 1.72m x 0.94m

Ceiling light. Tiled floor. Wooden 15 pane glazed door from entrance vestibule into:-

RECEPTION HALLWAY 6.88m x 0.99m

Bright spacious reception hallway running the full length of the house with doorways leading off to all ground floor accommodation. Central heating thermostat. Radiator with thermostatic valve. Telephone point. Under stairs storage cupboard. Ceiling light. Smoke alarm. Fitted carpet. Carpeted staircase leading to first floor level.

SITTING ROOM 5.44m x 3.9m (at widest)

Bright spacious reception room with ample natural light from large uPVC double glazed windows to front and side with French sliding doors leading out to a delightful

rear patio area. This wonderful reception room enjoys magnificent views across neighbouring farmland to the Fleet Valley beyond. Curtain track and curtains. Feature open fireplace with tiled hearth. Radiator with thermostatic valve. TV aerial point. Fitted carpet.

LARGE OPEN PLAN DINING KITCHEN 7.13m x 3.43m

Well positioned in the heart of the house, this bright and spacious open plan Kitchen Dining room is ideal for modern family living and enjoys fine views across the rear garden to the hills beyond.

Kitchen area 4.09m x 3.43m

Although in need of some modernisation this well equipped kitchen has ample storage and food preparation space with a range of fitted kitchen units and laminate work surfaces. Stainless steel sink with mixer tap and drainer. Space for under counter fridge. Space for a washing machine. Space for a free standing cooker. Integrated extractor. Large wooden double glazed window to rear with fine views. Tiled splash-backs. Radiator with thermostatic valve. Ceiling light. Vinyl flooring. Opens into:-

Dining area 3.04m x 3.45m

Good sized family dining area which can be accessed from both the Kitchen and reception hallway. Large wooden double glazed picture window to rear. Radiator. Ceiling light. Vinyl flooring.

STUDY / SINGLE BEDROOM 3m x 1.80m

Located at the front of the property and currently used as a study this room benefits from 2 uPVC double glazed windows with outlook across the front garden. Ceiling light. Radiator with thermostatic valve. Built-in shelving. Fitted carpet.

DOUBLE BEDROOM 1 2.95m x 4.61m

Good sized rear facing double bedroom with large double glazed picture window with outlook to the garden. Airing cupboard housing hot water tank with built-in shelving. Radiator with thermostatic valve. Ceiling light. Fitted carpet. Doorways opening off to W.C. and separate ensuite bathroom.

Ensuite W.C. 0.85m x 1.88m

White wash-hand basin and W.C. Radiator with thermostatic valve. uPVC double glazed window to front with curtain pole and curtains. Ceiling light. Vinyl floor.

Ensuite Bathroom 1.55m x 0.97m

Coloured suite of wash hand basin and bath with electric Mira shower and shower curtain pole. Tiled splashbacks. Bathroom mirror. Shaving light and power point. uPVC double glazed window to front with net curtain above. Ceiling light. Radiator with thermostatic valve. Towel rail. Built-in shelving. Vinyl floor.

From the reception hallway a carpeted staircase with painted wooden handrail and banister leads up to first floor accommodation.

First Floor Accommodation

uPVC double glazed window to front with curtain pole and curtains providing additional natural daylight to staircase and first floor landing.

LANDING

Loft access hatch. Partially coombed ceiling. 2 ceiling lights. Fitted carpet. Doorways leading off to all rooms.

DOUBLE BEDROOM 2 3.51m x 3.97m (at widest)

Spacious double bedroom with 2 uPVC double glazed windows to side overlooking the garden with curtain pole and curtains. Under eaves storage. Partially coombed ceiling. Ceiling light. Radiator with thermostatic valve. Fitted carpet.

BATHROOM 2.61m x 1.89m

Good size family bathroom with coloured suite of wash-hand basin, W.C. and bath with Mira Sport electric shower and shower curtain rail. Tiled splashbacks. uPVC double glazed window to rear with curtain track and curtains. Chrome towel rail. Fixed bathroom mirror. Ceiling light. Coat hooks. Radiator with thermostatic valve. Shaver light point. Vinyl Flooring.



DOUBLE BEDROOM 3 3.75m x 2.57m

Good sized double bedroom. Wooden double glazed window to rear with curtain track and curtains. Radiator with thermostatic valve. Ceiling light. Partially coombed ceiling. Fitted carpet.

DOUBLE BEDROOM 4 4.08m x 2.96m

Further double bedroom located at the far end of the house with two UPVC double glazed windows to side. Partially coombed ceiling. Two under-eaves storage cupboards. Radiator with thermostatic valve. Fitted Carpet.

OUTSIDE

Garden

11 Ramsay Wood enjoys an elevated position within a fully enclosed wrap round garden. The front formal garden area is mainly laid to lawn and is interspersed with a number of well-established shrubs such as rhododendrons, and azaleas providing an abundance of colour.

The natural woodland garden area is carpeted in the spring with bluebells. The property benefits from a wraparound patio and delightful covered terrace area which can be accessed directly from the house. Large tarmac driveway with ample parking for a number of cars or motorhome.

Oil tank.

Wooden log store.

Boiler Room.

BURDENS

The Council Tax Band relating to this property is F.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is E.

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."

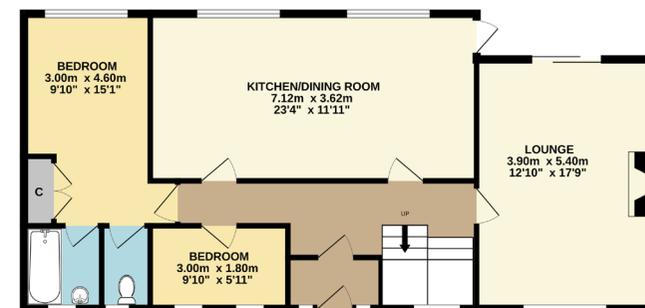
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

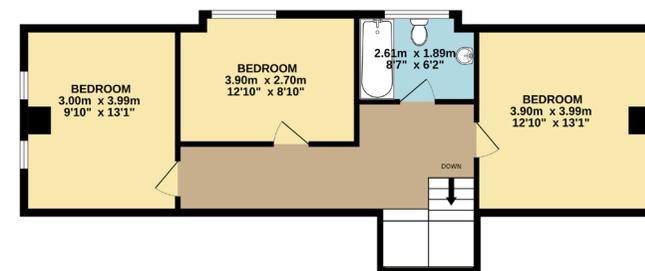
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/PL/DALAC01-03

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, elevations, views and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 10/2014

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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