



**32 Fleetside, Gatehouse of Fleet, DG7 2LB**



## 32 Fleetside, Gatehouse of Fleet, DG7 2LB

“Mid terraced two bedroom property with front and rear gardens and off street parking in popular residential area, a short walk from the town centre”

### Ground Floor

- + Lounge
- + Dining Kitchen
- + Utility Room
- + Office

### First Floor

- + 2 Bedrooms
- + Shower Room

### Outside

- + Front and Rear Garden
- + Garden Shed
- + Driveway

EPC Rating D



## LOCATION

32 Fleetside is located within a popular residential area of Gatehouse of Fleet and is a short walk from the centre of town. Gatehouse 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

Mid terraced two bedroom property with both front and rear gardens and off street parking. The property enjoys well-proportioned light filled rooms with the bedroom to the front having views over the countryside beyond. It is in good decorative order with UPVC double glazing and gas central heating throughout with an electric fire in the lounge.

An entrance vestibule opens onto the hallway which gives access to the lounge on the left, the office in front and a carpeted staircase to the first floor. Adjoining the lounge is the dining kitchen and utility room where direct access to the rear garden is granted. Upstairs there are two good sized double bedrooms, both with built in storage, served by a family shower room.

Outside there are easily managed gardens to the front and the rear largely laid to gravel and tarmac.

## ACCOMMODATION

### Ground Floor

#### Entrance Vestibule

UPVC Part obscure glazed external door opens into vestibule; wood effect flooring; wooden glazed door to hall.



### Hall

Doors to lounge, office and cupboard containing Worcester boiler, coats hooks, fuse box and meters; carpeted stairs to first floor; decorative ceiling rosette; Worcester control; BT connection point; wood effect flooring; radiator; smoke alarm.

### Lounge

Bright room with large window to front; wooden glazed door to dining kitchen; electric fire with wooden mantle and tiled surround and hearth; 2 x integrated wooden units with downlights above; decorative ceiling rosette; nettle thermostat; television connection point; carbon monoxide alarm; radiator; wood effect flooring.

### Dining Kitchen

Large window to rear; range of wooden wall and floor units with green worktops and splashbacks; small breakfast bar; composite sink and drainer with stainless steel mixer tap; freestanding electric cooker and hob; Beko freestanding fridge freezer; Bush washing machine; greenwood extractor fan; radiator; wood effect flooring; wooden obscure glazed door to utility room.

### Utility Room

External wooden obscure glazed door and panel to rear garden; tiled floor; window to office; Hotpoint tumble dryer.

### Office

Small office space/storage room with window to utility room; wood effect flooring.

### First Floor

#### First Floor Landing

Carpeted staircase to first flooring landing with doors to bedroom 1, 2, shower room and cupboard; hatch to attic; 2 x smoke alarms.



### Bedroom 1

Generously sized double bedroom with large window to the front overlooking hills beyond; television connection point; 2 x integrated shelved cupboards; integrated double walk in cupboard with shelving and hanging space; radiator; fitted carpet.

### Bedroom 2

Another good sized double bedroom with window to the rear; integrated cupboard with shelving and hanging space; television connection point; radiator; fitted carpet.

### Shower Room

Suite of W.C., wash hand basin and Alterna mains shower with adaptocare shower guard; non-slip wet room flooring; waterproof wall panelling; obscure window to rear; extractor fan; radiator.

## OUTSIDE

### Garden

The property boasts easy to manage front and rear gardens. The front garden is mainly laid with tarmac with parking for 2 cars; paved path to front door; gravel borders; gas box; outside light. The rear garden is largely laid to gravel with a paved path from the back door to the lane adjacent to the property; shrubs; wooden garden shed.

## VIEWING

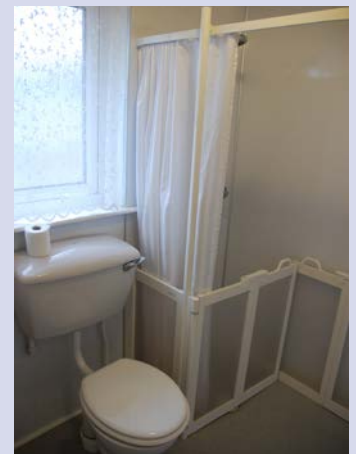
By appointment with the Selling Agents on 01556 503744.

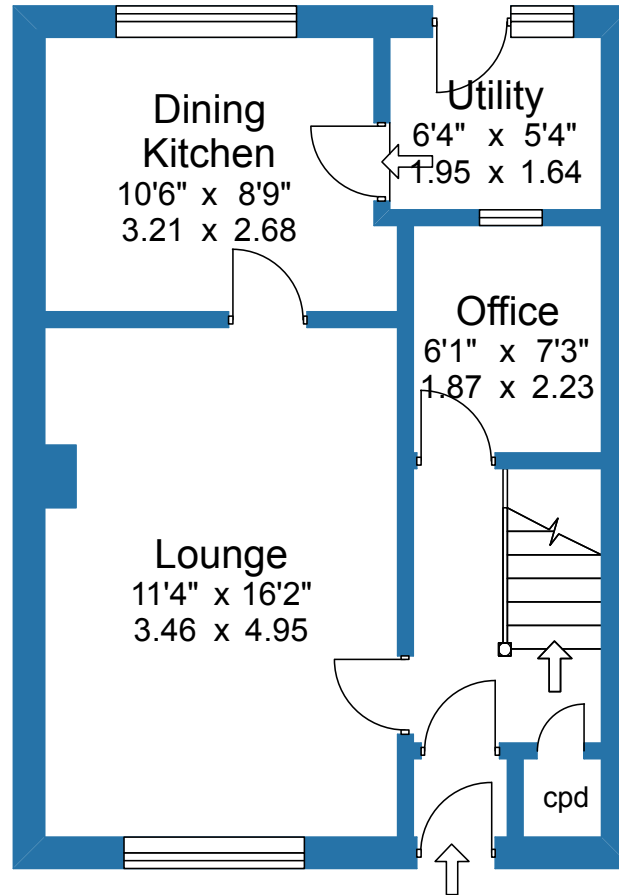
## HOME REPORT

A home report has been prepared for this property and a copy of this can be obtained by logging onto [www.onesurvey.org](http://www.onesurvey.org).

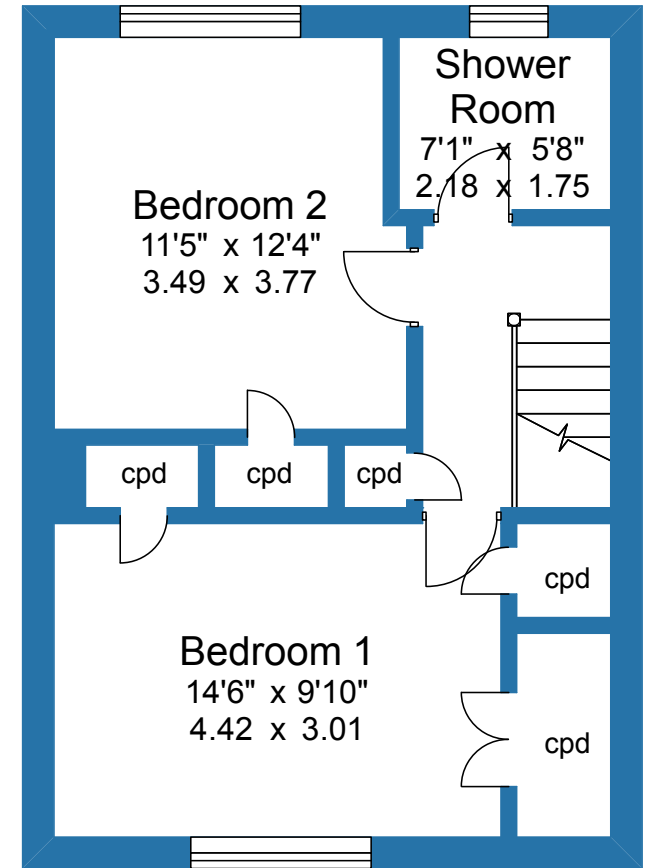
## OFFERS

Offers in Scottish Legal form should be submitted to the Selling Agents. The owner reserved 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.



135 King Street  
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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