



NO' 62 HIGH STREET

Gatehouse of Fleet, Castle Douglas, DG7 2HP



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



No' 62 HIGH STREET

Gatehouse of Fleet, Castle Douglas, DG7 2HP

Kirkcudbright 8 miles, Castle Douglas 13 Miles, Dumfries 31 Miles, Carlisle 65 Miles, Glasgow 97 Miles

THOROUGHLY CHARMING TRADITIONAL GEORGIAN TERRACED TOWNHOUSE SITUATED CENTRALLY WITHIN THE BEAUTIFUL TOWN OF GATEHOUSE OF FLEET

- BEAUTIFULLY PRESENTED FIVE BEDROOM GEORGIAN TOWNHOUSE ('B' LISTED)
- GENEROUS MATURE COTTAGE GARDEN GROUNDS TO THE REAR
- WONDERFUL LOCAL WALKS AVAILABLE STRAIGHT FROM THE DOORSTEP
- CENTRALLY LOCATED WITHIN WALKING DISTANCE OF LOCAL AMENITIES
- WITHIN EASY REACH OF MAJOR ROAD NETWORKS AND COMMUTING DISTANCE FROM DUMFRIES

VENDORS SOLICITORS

Laura Bell
Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 502764



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk

INTRODUCTION

No' 62 High Street is situated within a central location in the pretty conservation town of Gatehouse of Fleet. This charming terraced Georgian townhouse ('B' listed) dating back to the late 1700s, is beautifully presented throughout offering family accommodation over three floors.

To compliment the whole property, to the rear are private well stocked garden grounds which are made up of a plethora of annual perennials, providing a tapestry of scent and colour. There are neat lawns separated by a pathway, mature trees and shrubs, including apple trees. In addition, a paved patio provides the perfect spot for alfresco dining or family and social entertaining which can also be accessed from the sitting room. To the rear of the garden is a large workshop / garden store where a door gives access to a woodland path leading to a local park and to wonderful walks throughout Gatehouse of Fleet.

A range of local services are conveniently located within the historical town of Gatehouse, where there is a primary school, several shops including a PO and a Chemist's, a SPAR supermarket, and a variety of places to dine. Gatehouse is also a recognised UNESCO Biosphere community. In recent years a fabulous cycling event known as the Raiders Gravel is held in the Galloway Forest Park in Southwest Scotland, with the base being in Gatehouse of Fleet. Another particular highlight is the annual Gala week, including an amazing torchlight procession and fireworks, a float procession and a common ridings. Gatehouse of Fleet attracts a wide range of artists and makers, with the town of Kirkcudbright, a 10-minute drive from the property, which is also extremely popular with tourists and is known as 'The Artists' Town', as well as craft shops and niche retailers the town is well served with a full range of retail and professional services. Both primary and secondary schooling are available within Kirkcudbright. A further range of services can be found in Castle Douglas ('The Food Town'), with King Street (the main street) being renowned for its niche retailing with a wide range of traditional shops and craft outlets.

Dumfries & Galloway is a varied and picturesque part of Southern Scotland, ranging from the moorland of the Southern Upland hills to the bays and sandy beaches of the Solway Coast. It is an historic and distinctly rural region where agriculture and tourism form the backbone of the local economy.

Given the diverse landscape and proximity to the Solway Coast the area offers unique walks, equestrian hacking, cycling, sailing and for the keen golfer, Dumfries & Galloway boasts no fewer than twenty-nine 18-hole courses, the closest being at Gatehouse of Fleet. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

Communications and arterial links are very good with the A75 in close proximity and the M6 at Gretna and M74 at Lockerbie. The international airports of Glasgow and Prestwick, and the ferry terminal for Ireland at Cairnryan, are all within easy reach.

METHOD OF SALE

No' 62 High Street is offered for sale by private treaty.

GUIDE PRICE

Offers for No' 62 High Street are sought **in excess of: £340,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural

No' 3 Ring

New Market Street

Castle Douglas

DG7 1HY

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

No' 62 High Street is of traditional construction set under a slated roof. The property has been sympathetically decorated to showcase traditional features of the building and the warm tones of natural wood finishes throughout. This family home provides accommodation over three floors, briefly comprising of:

GROUND FLOOR

- **Central Hallway**

With entrance vestibule, through to stairs up to floors above and door to access rear garden patio.

- **Living Room**

With a wood-burning stove set in a decorative feature fireplace. Patio doors give access to the paved patio making this a wonderful family room and during the summer months brings the outside in. There is also a window to the front which enhances the natural light within.



- **Dining Room**

With access from main entrance, access through to kitchen/utility room and window to front.



- **Kitchen / Utility Room**

With a range of floor and wall units, plumbed for white goods with Belfast style sink, Rangemaster range cooker run on gas and electricity, with cooker hood and extract fan. Windows with views to rear of property and two Velux windows providing light from all angles. Utility has large storage cupboards and wall units, plumbed in washing machine and central heating boiler.

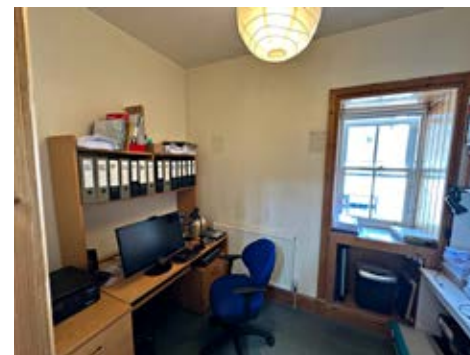
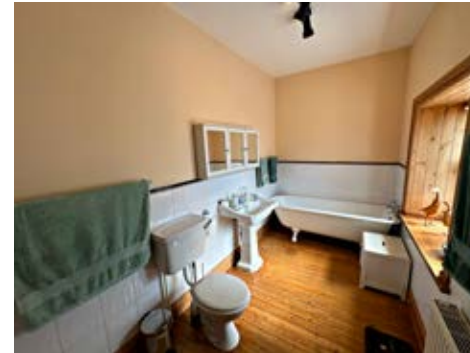
- **Cloakroom WC**

Small cloakroom toilet with WHB & WC, with window to rear.



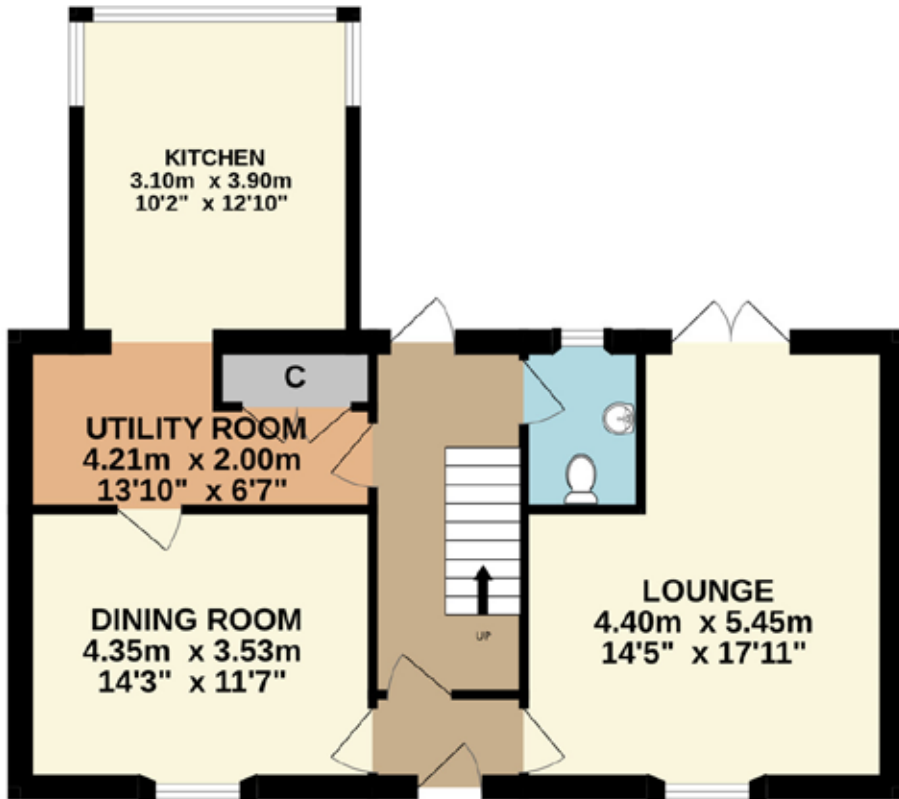
FIRST FLOOR

- **Mid Landing**
With a window to the rear affording lovely, elevated views over the garden grounds.
- **Family Bathroom**
A very generous space with a roll-top bath, WHB, WC and shower. There is a window to the rear.
- **Double Bedroom 1**
A spacious double bedroom, with window to the front.
- **Office / Single Bedroom 2**
Currently utilised as an office / study but could accommodate a single bed, with window to the front.
- **Double Bedroom 3**
Currently utilised as an artist's studio / sitting room, and again there is a window to the rear affording lovely views over the garden grounds, as well as a window to the front.

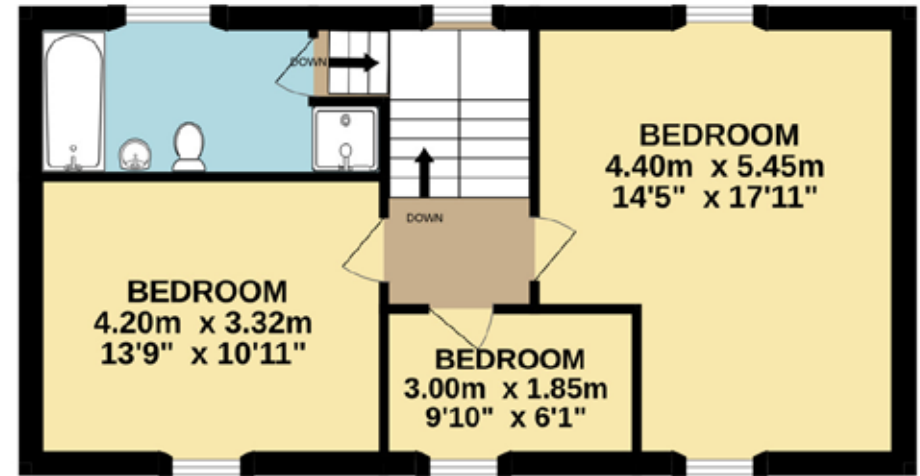


Floor Plan

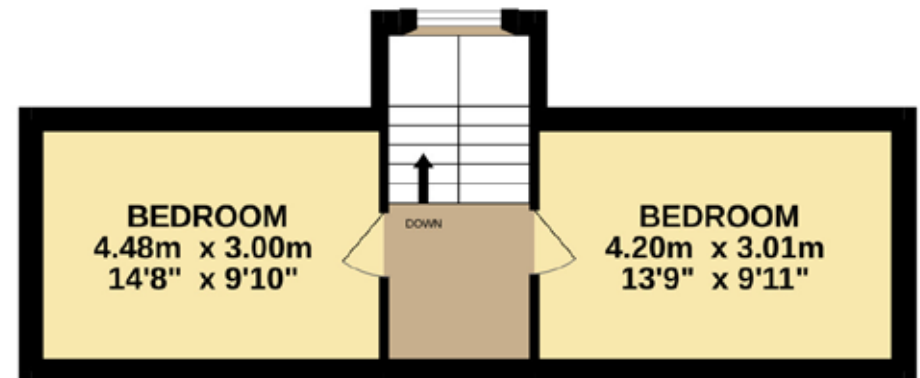
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission, or mis-statement. This plan is for illustrative purposes only and should 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.
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SECOND FLOOR

- **Mid Landing**
With a window to the rear.
- **Double Bedroom 4**
A lovely cottage style bedroom with three Velux windows enhancing the natural light. There are built in storage cupboards to the eaves.
- **Double Bedroom 5**
A mirror image of bedroom 4, with three Velux windows and eaves storage.







GARDEN GROUNDS

As mentioned earlier, generous, well-kept garden grounds are to the rear which begin with a paved patio, perfect for alfresco dining or family and social entertaining, then 3 steps up to a paved terrace and through to a large green area. Large wooden shed to the rear of the garden, with access to woodland path leading to walks throughout Gatehouse. The garden grounds are fully enclosed providing a private sanctuary within the bustling town.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	D	D 59

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc. whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Laura Bell, Hall Baird Solicitors** for a definitive list of burdens subject to which the property is sold.

HOME REPORT

The home report can be downloaded from www.threaverural.co.uk/property

ENTRY & VACANT POSSESSION

Immediately upon completion.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared August 2024

