



THE WILLOWS, 11 MEADOWSIDE
GATEHOUSE OF FLEET.

Galbraith



THE WILLOWS, 11 MEADOWSIDE, GATEHOUSE OF FLEET

A deceptively spacious and well maintained bungalow in a quiet residential area of a popular small town.

Castle Douglas 14 miles ■ Kirkcudbright 9.2 miles ■ Dumfries 32 miles

Guide Price £325,000

- 2 reception rooms. 3 bedrooms
- Conservatory
- Double garage
- Solar panels
- Large mature garden

Galbraith

Castle Douglas
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 **OnTheMarket**





SITUATION

The Willows is situated in the quiet cul-de-sac of Meadowside in the sought after small Galloway town of Gatehouse. Gatehouse has a good range of local facilities including a primary school, hotels, bank, chemist, doctor's surgery, coffee shops, postal service and two small supermarkets. A wider range of services can be found in the surrounding towns of Kirkcudbright, Castle Douglas and Newton Stewart.

The area is renowned for its outdoor pursuits, with walking and mountain bike trails in the numerous forests including the Seven Stanes range. The nearest of these is Kirroughtree, around 16 miles west, which has a large visitor centre and cycle shop. Golf enthusiasts are very well catered for throughout the region, and there is a 9 hole course on the edge of the town, as well as an 18 hole course available in the grounds of the Cally Palace Hotel on the outskirts. Water sports and adventures await on nearby Loch Ken, and the area's rivers and lochs provide good opportunities for salmon, sea trout and trout fishing. Equestrian pursuits are popular with several schools and livery yards available. The harbour town of Kirkcudbright is known as Scotland's Artist Town, and has a blue-flag awarded marina. There are also sandy, picturesque beaches within close proximity to Gatehouse at Sandgreen and Mossyard.

There are good communications to the area with regular flights to London and mainland Europe from Prestwick Airport 65 miles north, and Glasgow and Edinburgh Airports, 113 and 116 miles respectively. There is a mainline Railway Station in Dumfries (32 miles) and the M74 Motorway network is 55 miles to the east.

DESCRIPTION

Constructed in 1987, The Willows is a spacious and well maintained home. With the sitting room opening via French doors to the dining room, and the dining room opening into the conservatory, the house is ideal for entertaining and family gatherings. Three good sized bedrooms including a

master suite mean there is plenty of room for overnight guests. Equally, The Willows would make a wonderful family home for young children. The large and fully enclosed rear garden means children and pets would be safely contained. With electric storage heaters and solar panels, the house is warm and efficient. The double garage gives plenty of space for storage and two cars, with additional off street parking available to the front on the gravelled run-in. Loft space gives internal storage in addition to the numerous wardrobes and cupboards. The quiet cul-de-sac of Meadowside is perfectly placed for Gatehouse Primary School, being a short walk away, as well as easy access to all the facilities the town has to offer.

The front and rear gardens at The Willows are a colourful and mature delight. The rear garden looks out over open grazing fields towards the wooded bank of The Fleet.

ACCOMMODATION

Entrance Vestibule. Hall. Sitting Room. Dining Room. Conservatory. Kitchen. Utility Room. Master Bedroom with En Suite Bathroom. Two further double bedrooms. Family Bathroom. Double Garage.

GARDEN

The garden at The Willows is a riot of colour and mature planting. To the rear, there is a range of species of trees and shrubs, giving privacy to the sides, but open views across the field beyond towards the river and hills beyond. Extensive lawns provide much space for enjoying the borders and view, whilst various patio areas provide scope to follow the sun around throughout the day. To one side there is a drying area, and bin storage area. The garage has pedestrian access to the rear. Patio doors lead out from the conservatory onto the main patio, ideal for summer entertaining. A greenhouse sits tucked away close to the rear of the garage, ideally placed for keen gardeners and sheltered from winds.



To the front, a gravelled area provides off-street parking for cars, as well as leading to the double garage electric doors. A path leads from the pavement to the front door and leads around either side of the house. A small lawn sits to one side. A number of mature shrubs lend interest and colour.

DIRECTIONS

From the A75 travelling West, take the first exit signed for Gatehouse of Fleet. Follow the road into Gatehouse and continue down the main street, crossing the bridge over the River Fleet, passing the car park on your left. Turn right at the Ship Inn into Dromore Road. Then take the first right into Riverbank. Follow Riverbank around, passing the public park on your right. Continue on until you come to the right hand turn into Meadowside. The Willows is the third house on the right.

POST CODE

DG7 2LG

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: bespoke. blueberry.prompts

SOLICITORS

Williamson and Henry LLP
3 St. Cuthbert Street
Kirkcudbright
Dumfries and Galloway
DG6 4DJ

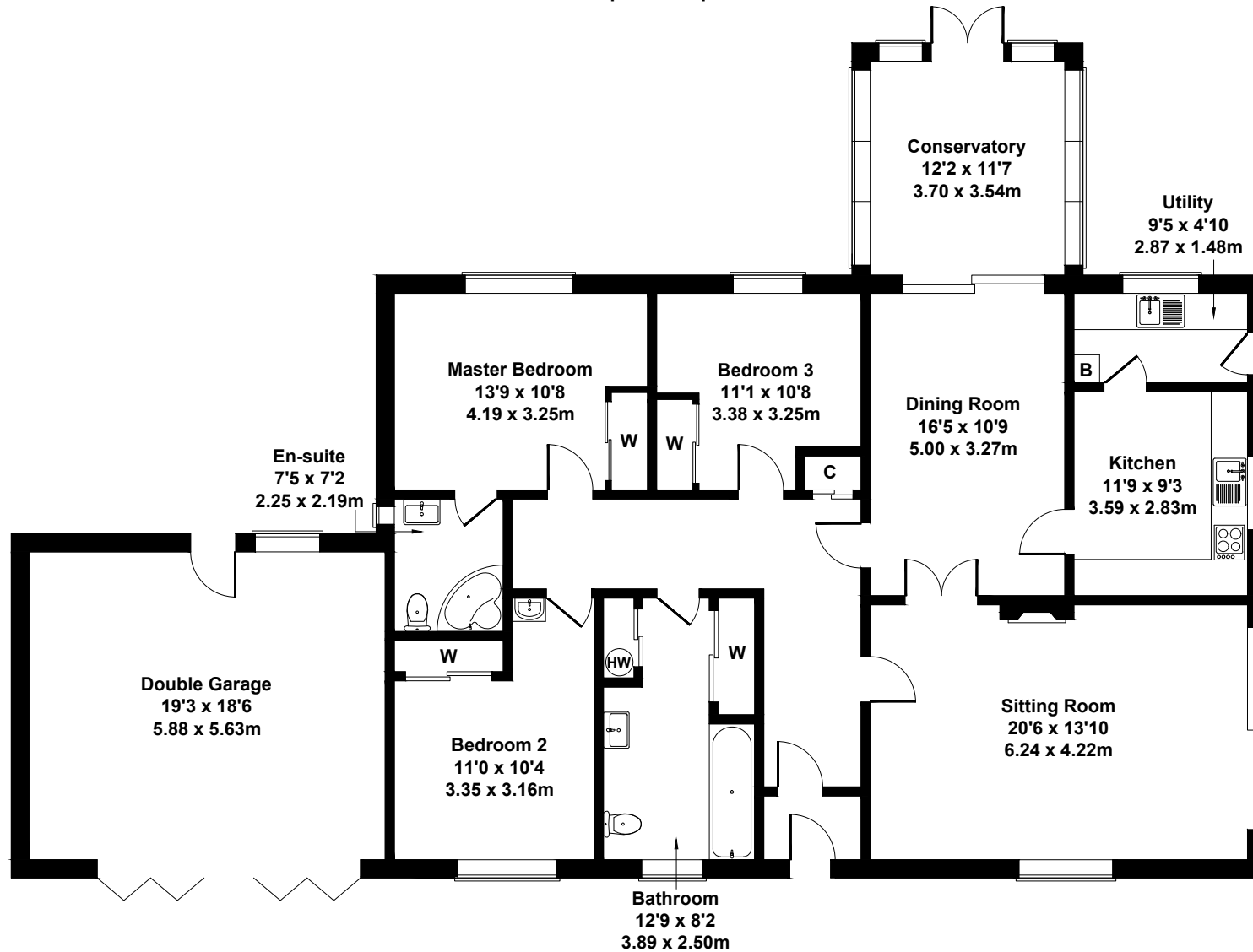
LOCAL AUTHORITY

Dumfries & Galloway Council



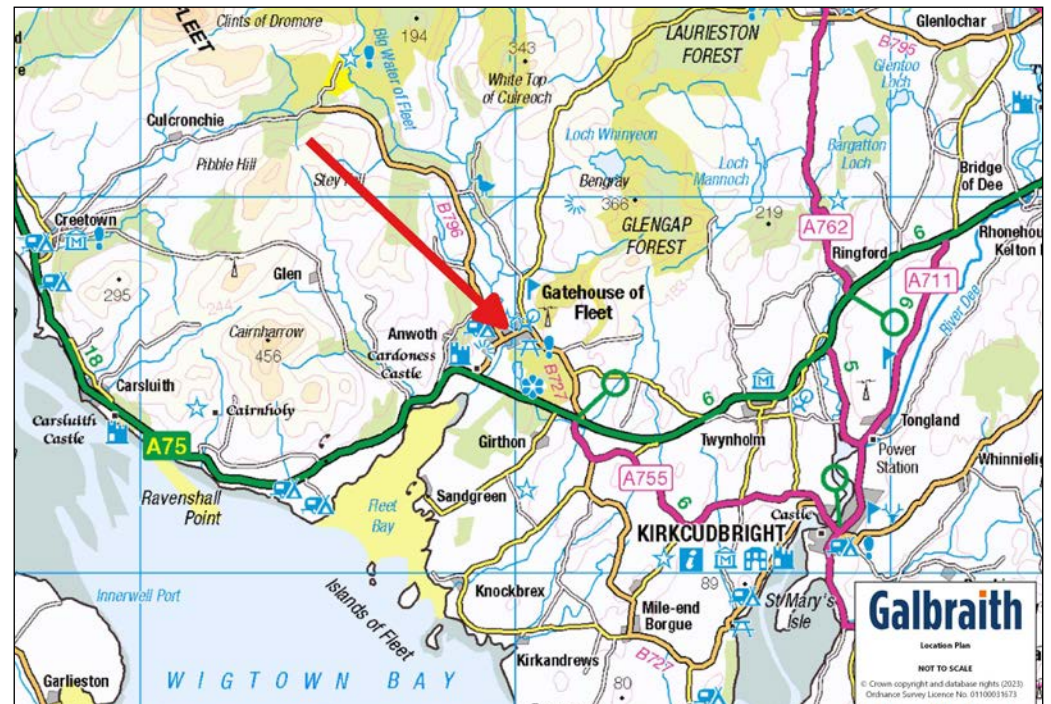
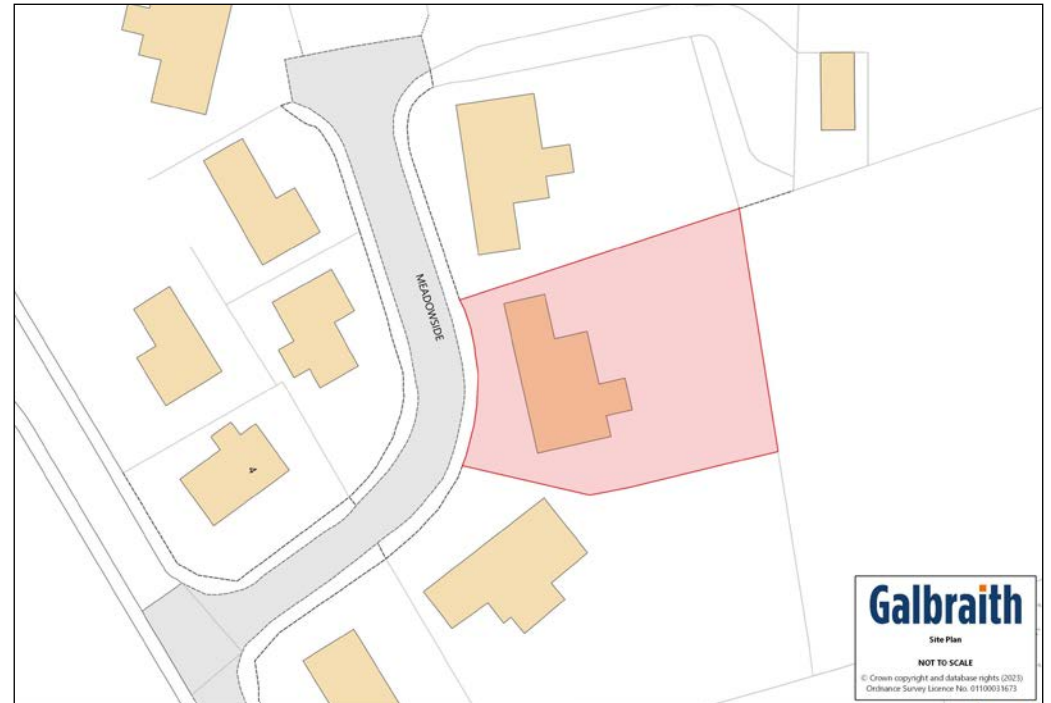
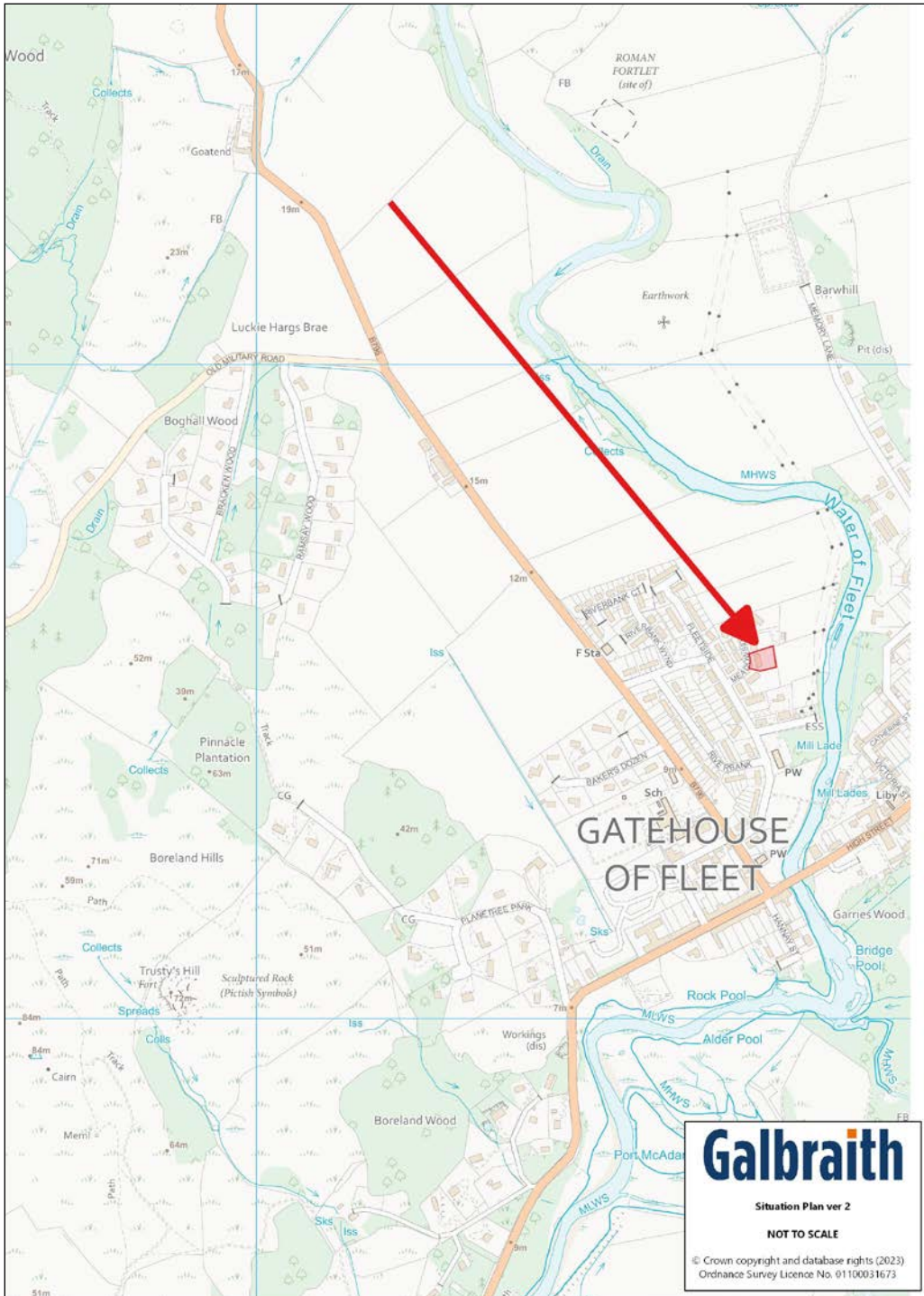
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Approximate Gross Internal Area
1884 sq ft - 175 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



FIXTURES AND FITTINGS

The curtains, light fittings, fridge freezer, and the utility room freezer are included. The dishwasher is available by separate negotiation. No other items are included unless specifically mentioned in these particulars.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
The Willows	Mains	Mains	Mains	Freehold	Electric	Band E	E 54

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property.







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