



# Cavers & Co.

Solicitors & Estate Agents

Tel: 01557 331217 [www.caversandco.com](http://www.caversandco.com)

**26 RIVERBANK, GATEHOUSE OF FLEET, DG7 2JZ**

**Offers Over £140,000**



Spacious mid-terraced three bedroom property located in a sought after residential area, a short walk from the centre of Gatehouse of Fleet. In need of some modernisation but with ample accommodation and easily maintained garden 26 Riverbank would make a comfortable family home, ideal for the first time buyer or buy to let investment opportunity.

- Living Room
- Kitchen
- Three bedrooms
- Bathroom
- Good sized garden
- EPC Rating - D

Gatehouse of Fleet is a quiet town with a strong sense of community. There are several high quality hotels and local shops. The town has its own doctor's surgery and primary school and many leisure activities including golf course, tennis court, cricket pitch and bowling green. Central to Gatehouse is the leafy Garries Park, where there are numerous walks and a children's play area. Right in the heart of Dumfries & Galloway, Gatehouse is situated to make the most of all the region has to offer. In addition easy access is available to the A75 trunk road, which runs from the East with Dumfries some 35 miles East, the M6 motorway 55 miles and Edinburgh and Glasgow approximately 100 miles distant, to Stranraer in the West.

**Hallway**

UPVC front door leads into Hallway. Stairs to first floor; space under stairs with coat hooks and storage cupboard; radiator; ceiling light.

**Living Room**

4.50m x 4.05m (14'8 x 13'3)

Large room with window to front; gas fire set in brick surround; ceiling light; radiator; door through to Kitchen.

**Kitchen**

3.85m x 2.80m (12'6 x 9'2)

Range of floor and wall units with complementing work surface; tiled splashbacks; sink and drainer with mixer tap; electric cooker point; plumbed for washing machine; space for fridge/freezer, two shelved storage cupboards; cupboard housing boiler; door out to rear garden; window to rear; radiator; ceiling light.

**Bathroom**

2.05m x 1.87m (6'7 x 6'1)

Comprising WC, wash hand basin and bath with overhead electric shower; part tiled walls, vinyl flooring; radiator; ceiling light; window to rear.

**First Floor Landing**

Window to front; large shelved airing cupboard; ceiling light.

**Bedroom 1**

3.25m x 3.50m (10'7 x 11'5)

Window to rear; built in wardrobes; radiator; ceiling light.

**Bedroom 2**

4.25m x 3.06m (13'9 x 10'0)

Window to rear; built in double wardrobe; radiator; ceiling light.

**Bedroom 3**

3.93m x 2.56m (12'9 x 8'4)

Window to front; built in double wardrobe; radiator; ceiling light.

**Outside**

The front and rear gardens are mainly laid to lawn with borders of colourful shrubs and plants. Wooden garden shed; greenhouse. Shared close leading to rear of property.

Services: Mains electricity, gas, water and drainage.

Postcode: DG7 2JZ

Council Tax Band: B

Entry: By negotiation

Viewing: By appointment through Cavers & Co – Tel: 01557 331217

Home Report: Available from onesurvey.org

**OFFERS:-**

Offers in the Scottish legal form should be lodged with the selling agents' Kirkcudbright office. Interested parties are strongly recommended to register their interest with the selling agents as a closing date for offers may be fixed.

**NOTE:-**

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of the contract.









