



Cavers & Co.

Solicitors & Estate Agents

Tel: 01557 331217 www.caversandco.com

**BIRCHLANDS, BORELAND WOOD,
GATEHOUSE OF FLEET, DG7 2EH**

Offers Over £298,000



Birchlands is a superb detached bungalow situated on the edge of a sought after private residential estate at the west end of Gatehouse of Fleet, within walking distance of the town centre. Occupying an elevated position with stunning views over the town and River Fleet Estuary, the property benefits from its own private driveway and large garden that surrounds the property. In need of slight modernisation, Birchlands offers bright and spacious living accommodation perfect for a family home or retirement property.

Birchlands is a highly desirable property, very rarely available on the open market and represents an opportunity not to be missed.

- Living Room
- Dining Room
- Kitchen
- Conservatory
- Three bedrooms
- Bathroom
- Double Garage
- Large 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.

Accommodation Comprises:

Rear Porch

Wooden external door leads into porch; window to side; large cupboard housing boiler. Internal wooden door leads into Kitchen.

Kitchen

3.00m x 3.29m (9'8 x 10'8)

Range of floor units with shelving above; built-in storage cupboards; fireplace in wooden surround and tiled hearth; overhead washing pulley; window to rear; door to Dining Room; door to hallway; plumbed for washing machine; sink and drainer with mixer tap; radiator; ceiling light.

Dining Room

3.70m x 3.29m (12'2 x 10'8)

Open plan to Living Room; window to rear; open fire set in stone surround; radiator; ceiling light.

Living Room

3.70m x 4.93m (12'1 x 16'1)

Open plan to Dining Room. Bright room with window to front and patio doors out to the side; open fire set in brick surround with wooden mantle; radiator.

Bedroom 1

3.48m x 3.27m (11'4 x 10'7)

Double bedroom with window to front; two built-in cupboards; radiator.

Bedroom 2

3.65m x 3.26m (11'10 x 10'7)

Double bedroom with window to front; two built-in cupboards; radiator.

Bedroom 3

2.24m x 3.28m (7'3 x 10'7)

Previously used as an office there is built in shelving and desk space; built-in cupboard; window to rear; radiator.

Bathroom

1.51m x 3.25m (4'9 x 10'7)

Comprising WC, wash hand basin and bath. Window to rear; radiator; ceiling light.

Conservatory

1.78m x 2.99m (5'8 x 9'8)

Lovely views over the garden and down to the river; door out to side; ceiling light; tiled floor.

Outside

The garden is mainly laid to lawn with established shrubs and trees. Drive way and parking for several vehicles. Double garage with attached wood store.

Services: Mains electricity, gas and water. Septic tank drainage.

Postcode: DG7 2EH

Council Tax Band: F

Entry: By negotiation

Viewing: By appointment through Cavers & Co

Home Report: Available at www.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.

*More photos available online.









