



**Cavers & Co.**  
Solicitors & Estate Agents

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

**1 OLD FORD ROAD, GATEHOUSE OF FLEET, DG7 2NR**

**Offers Over £270,000**



1 Old Ford Road is a superb, end-terraced property with generously proportioned accommodation. The property has been tastefully modernized to a high standard and offers bright and spacious living. Occupying a generous plot, the large level garden to the rear is mainly laid to lawn and edged by established shrubs and colourful borders. The garage and off-street parking are a wonderful added bonus.

Located in the centre of Gatehouse of Fleet, 1 Old Ford Road offers privacy with the advantage of being within walking distance of all local amenities.

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.

- Living Room
- Kitchen
- Dining Room
- Garden Room
- Two double bedrooms
- Two shower rooms
- Attic Room (Bedroom 3)
- EPC Rating: D
- Council Tax Band: D

**Accommodation comprises:**

**Entrance Hall**

2.30m x 3.00m (7'5 x 9'8)

External door leads into Entrance Hall. Recessed alcove with hanging rail, shelf and bench; hardwood flooring; skylight, radiator; ceiling light.

**Bedroom 1**

3.17m x 3.64m (10'4 x 11'9)

Accessed off the entrance hallway. Large double bedroom with windows overlooking the garden; two double fitted wardrobes with hanging and shelf space; door out to covered walkway and garden; radiator; ceiling light.

**Shower Room**

2.16m x 1.50m (7'1 x 4'9)

Comprising WC, wash hand basin and large walk-in shower cubicle with integral shower; Velux window; heated towel rail; ceiling light.

**Garden Room**

2.71m x 3.54m (8'9 x 11'6)

Bright and spacious room with windows to two sides overlooking the garden. Door out to patio area and access to the garden; hardwood flooring; radiator; ceiling light.

**Kitchen**

3.28m x 3.65m (10'8 x 11'10)

Shaker style fitted kitchen with butcher block effect work surface; integrated Bosch oven and gas hob; extractor hood; integrated Bosch microwave; integrated dishwasher; integrated fridge/freezer, stainless steel sink and drainer with mixer tap; tiled splash backs; tiled floor; window to side; radiator; ceiling light.

**Living Room**

3.41m x 5.30m (11'2 x 17'4)

Spacious room with window to front; inset wood burning stove with slate hearth; painted wood panelling to wall; door out to front; stairs to first floor; radiators; ceiling light.

**Dining Room/Bedroom 3**

3.44m x 3.59m (11'3 x 11'8)

Window to front; radiator; ceiling light.

**Inner Hallway**

Accessed off the Living Room. Shelved storage cupboard; doors to Bedroom 2 and Shower Room.

**Bedroom 2**

3.63m x 3.68m (11'0 x 12'1)

Generously proportioned room with window overlooking garden; radiator; ceiling light.

### **Shower Room**

2.37m x 2.14m (7'7 x 7'0)

Comprising WC and wash hand basin and large walk-in shower cubicle with integral shower; extractor fan; heated towel rail; ceiling light.

### **Attic Room**

7.35m x 2.93m (24'1 x 9'6)

Stairs from the Living Room. Provides excellent office space, storage area or occasional bedroom. Coombed ceiling; large storage cupboard; Velux windows to front and rear; ceiling light.

### **Outside**

The large rear garden is mainly laid to lawn and hedged with established shrubs and trees. Well stocked borders add beautiful colour to the garden. Large garage with electric up and over door; utility area with cupboards, Belfast sink and work surface; tumble dryer. Covered walkway from the garage to Bedroom 1. Off road parking to the side of the property. Wooden summerhouse.

Services: Mains electricity, gas, water and drainage.

EPC Rating: C

Postcode: DG7 1BA

Council Tax Band: D

Entry: By negotiation

Viewing: By appointment through **Cavers & Co**

Home Report: Available from [onesurvey.org](http://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.







