



RIVERSIDE

Gatehouse of Fleet, Castle Douglas, DG7 2EG



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



RIVERSIDE

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

A FABULOUS VICTORIAN ARCHITECT DESIGNED HOME CONSTRUCTED CIRCA 1905 OFFERING BRIGHT & SPACIOUS LIVING ACCOMMODATION SITUATED IN A QUIET PICTURESQUE LOCATION OF THE POPULAR TOWN OF GATEHOUSE OF FLEET

- BEAUTIFULLY PRESENTED THREE / FOUR BEDROOM DETACHED TOWNHOUSE WITH A KITCHEN, TWO BATHROOMS AND A UTILITY ROOM
- GENEROUS ENCLOSED GARDEN GROUNDS TO THE REAR
- PRIVATE DRIVEWAY AFFORDING AMPLE OFF-ROAD PARKING
- OUTDOOR PURSUITS AVAILABLE STRAIGHT FROM THE DOORSTEP
- WITHIN AN EASY WALKING DISTANCE OF LOCAL AMENITIES
- CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Mrs Karen Baird
Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 502764



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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

Riverside is situated in a quiet location overlooking the Water of Fleet within the pretty conservation town of Gatehouse of Fleet. This is the 1st time the Victorian detached home known as Riverside has been exposed to the market since it was constructed in 1906/1907 by the Gatehouse of Fleet draper/tailor Mr Robert Jardine. (his shop still stands at 27 & 29 High Street, although the shop was sold on the death of his son John in the late 60's). Mr Jardine originally stayed next door, so he had the design & construction of Riverside serve him with a lot of privacy, although 5 of the rooms offer some of the most stunning breathtaking and protected views over the Water of Fleet & the countryside beyond. 120 years later it still offers a lot of high quality, original architecture features as well as modern facilities. The property has remained in the same family ownership since it was built.

Riverside is a generously proportioned property offering well-presented, bright and spacious three-bedroom (the dining room could easily make a fourth bedroom), accommodation over two floors and in recent years has benefitted from a new kitchen & utility room, shower room & bathroom with fresh décor throughout most of the accommodation. In addition, there is a smaller room on the first floor which could make an excellent nursery or for those working from home, a great office space. A floor plan is contained within the brochure showing the dimensions and layout of the living accommodation. Some original features still remain such as the decorative timber staircase, internal and external doors and coving along with the beautiful decorative stained glass set in the internal front door porch. The windows are sash and case with most benefitting from secondary double glazing. To compliment the whole property, to the rear are enclosed garden grounds mainly laid to lawns bound by mature hedges making this a safe haven for children and pets.

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 riding. 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

Riverside is offered for sale by private treaty.

GUIDE PRICE

Offers for Riverside are sought **in excess of: £345,000**

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

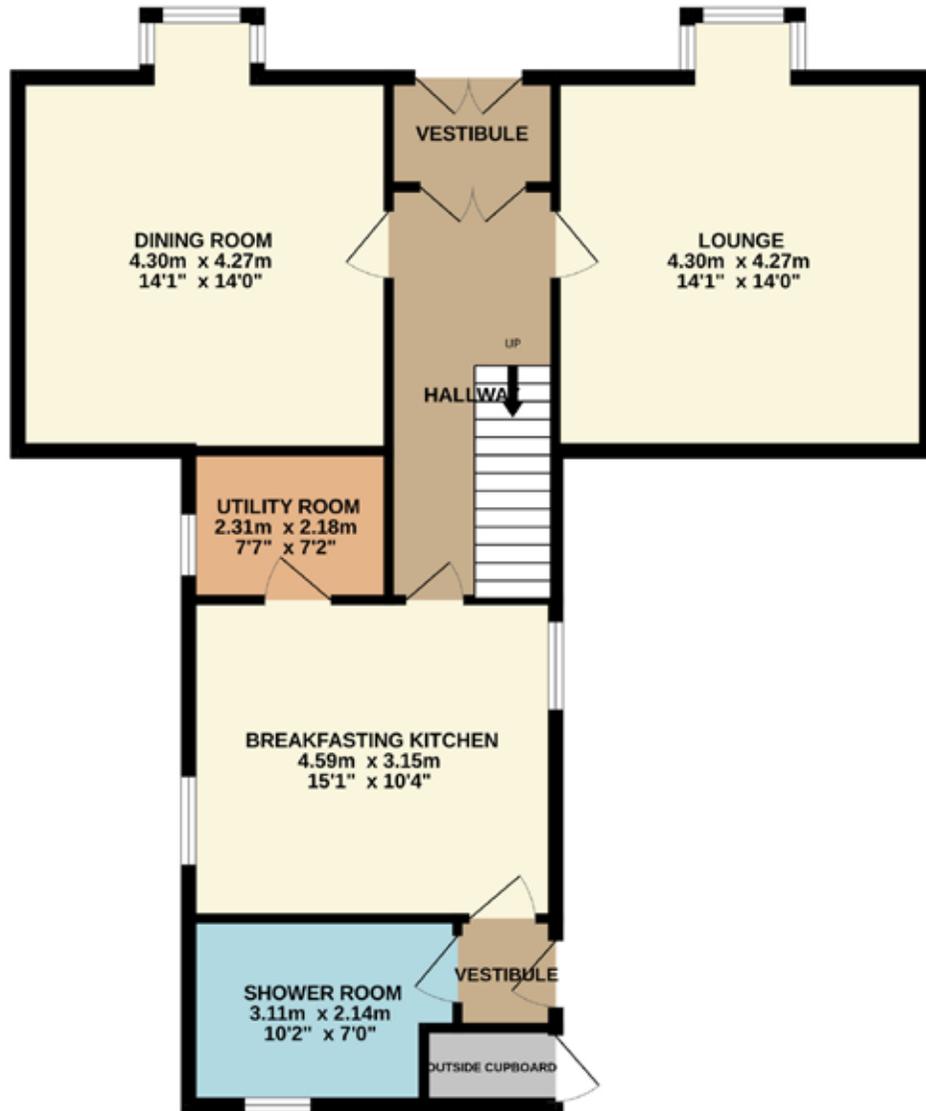


PARTICULARS OF SALE

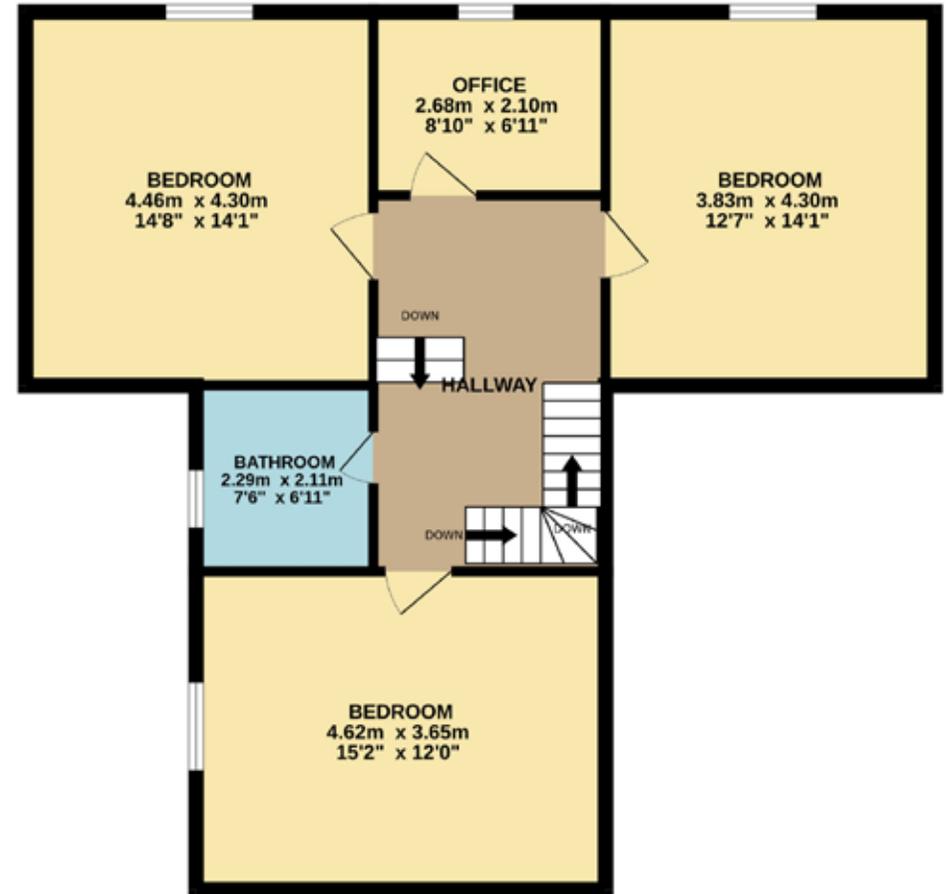
Riverside is of traditional brick-built construction set under a slated roof. This wonderful family home provides accommodation over two floors, briefly comprising of:

Floor Plan

GROUND FLOOR



1ST 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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GROUND FLOOR

- **Front Door Vestibule**

With the original tiled flooring and the original timber door with beautiful decorative stained glass leads to the central hallway.

- **Central Hallway**

With the craftsman built original timber staircase with storage below.



- **Lounge**

A lovely bright family room with a bay window to the front affording views across the Water of Fleet. An open fire is set in a tiled fireplace.



- **Dining Room / Bedroom 4**

Another lovely bright room, again, with a bay window to the front.

- **Kitchen**

The kitchen benefits from modern floor and wall units with LED lights set in the kick boards and lights below the wall units. There is built-in electric oven and halogen hob and double aspect windows. This spacious family kitchen has ample room to accommodate a dining table.

- **Utility Room**

With the same floor and wall units as the kitchen and plumbing is in place for white goods. There is a window to the side.

- **Rear Entrance Hallway**

With a shower room off and a door leading to the rear garden grounds.

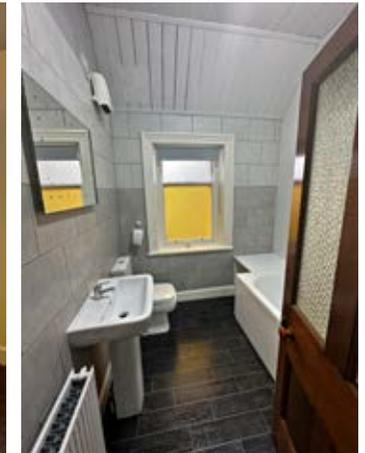
- **Shower Room**

The shower room has recently been refitted and benefits from modern sanitary ware and a large enclosed shower cubicle, there is a window to the rear along with a Velux window.



FIRST FLOOR

- Double Bedroom 1**
 A bright and spacious living space with the original cast iron fireplace, there is a window to the side.
- Family Bathroom**
 With modern sanitary ware and a large bath with shower over, a window is to the side.
- Double Bedroom 2**
 A spacious double bedroom, with window to the front affording elevated views over the River Fleet.
- Office / Nursery**
 For those working from home this would make a great office or could be used as a nursery or even a dressing room. There is a small window to the front.
- Double Bedroom 3**
 Another generous bright room with a window to the front affording the same views as bedroom 2.



GARDEN GROUNDS

To the front Riverside is enclosed by a neat hedge with wrought iron gates enclosing the driveway where there is ample parking. As mentioned earlier, generous garden grounds are to the rear which are mainly laid to lawns and completely enclosed making this a safe haven for family and pets.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	E	E 51

Note: A new gas central heating boiler was installed in 2020.



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, **Mrs Karen Baird, 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 November 2024



THE VIEW FROM RIVERSIDE OVER THE WATER OF FLEET



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