

**8 ROSEBERRY TERRACE, GATEHOUSE OF FLEET, DG7 2JL**

**Offers Over £140,000**



8 Roseberry Terrace is an immaculately presented end terraced property situated in a semi-rural location with beautiful views over the surrounding Galloway countryside. Located in the picturesque town of Gatehouse of Fleet, the property benefits from village life but also gives easy access to the surrounding countryside with hills, forests and beaches all within easy reach. With its location in the centre of the town and only a short walk from all local amenities, 8 Roseberry Terrace offers a perfect opportunity for anyone wanting to live or holiday in this beautiful area of Dumfries & Galloway.

Gatehouse of Fleet is a small town with a strong sense of community. There are several high quality hotels, cafes 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:**

- Living room
- Kitchen
- Utility area
- Ground floor WC
- Three bedrooms
- Bathroom
- Easily maintained garden
- Sash and case double glazed windows
- Gas central heating
- Council Tax Band - B
- EPC Rating – D (64)
- Contents available under separate negotiation

### **Entrance Hall**

Hardwood outer door leads into entrance hall; stairs to first floor; door through to Living Room; cupboard housing electrical switchgear; tiled floor; radiator; ceiling light.

### **Living Room**

4.49m x 3.24m (14'7 x 10'6)

Spacious room with window to front; inset multi-fuel stove set on a stone hearth with wooden mantle; space for dining table; radiator; ceiling light; door through to Kitchen.

### **Kitchen**

1.82m x 3.66m (5'10 x 12'0)

Excellent range of fitted wooden wall and floor units with complementing work surface; integrated electric oven; integrated electric hob with extractor hood; integrated dish washer; space for tall fridge/freezer; stainless steel sink and drainer with mixer tap; tiled splash backs; tiled floor; wall mounted gas combi-boiler; ceiling light; window to rear; door through to Utility Room.

### **Utility Room**

1.79m x 1.93m (5'9 x 6'3)

Plumbed for washing machine; storage space under stairs; coat hooks; tiled floor; radiator; ceiling light; door out to rear.

### **WC**

0.97m x 0.66m (3'2 x 2'2)

Comprising WC and wash hand basin; tiled floor; ceiling light.

### **First Floor**

Window to side from landing, access hatch to attic with foldaway ladder; ceiling light.

### **Bedroom 1**

4.03m x 3.32m (13'2 x 10'9)

Window to the front with beautiful views over the surrounding countryside; radiator; ceiling light.

### **Bedroom 2**

4.03m x 1.80m (13'2 x 5'9)

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

### **Bedroom 3 / Study**

1.83m x 1.76m (6'0 x 5'7)

Window to front; radiator; ceiling light.

### **Bathroom**

1.93m x 2.03m (6'3 x 6'6)

Comprising WC, wash hand basin and bath with integral shower; part tiled walls; vinyl flooring; window to rear; heated towel rail; Expelair fan; ceiling light.

## Outside

Gate and pathway to the side of the house leads to an area to the rear of the property laid to gravel and pavings with pots and fence plants. The neighbouring properties have rights of access over this area. Private garden area to the side of the property, laid to gravel with paved patio area, pot and climbing plants and hedges.

Services: Mains gas, electricity, water and drainage. Electricity consumer unit updated to the latest standard. Fire and carbon monoxide alarms installed in line with Scottish Government legislation. Telephone line installed but not connected.

Postcode: DG7 2JL

Entry: By negotiation

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

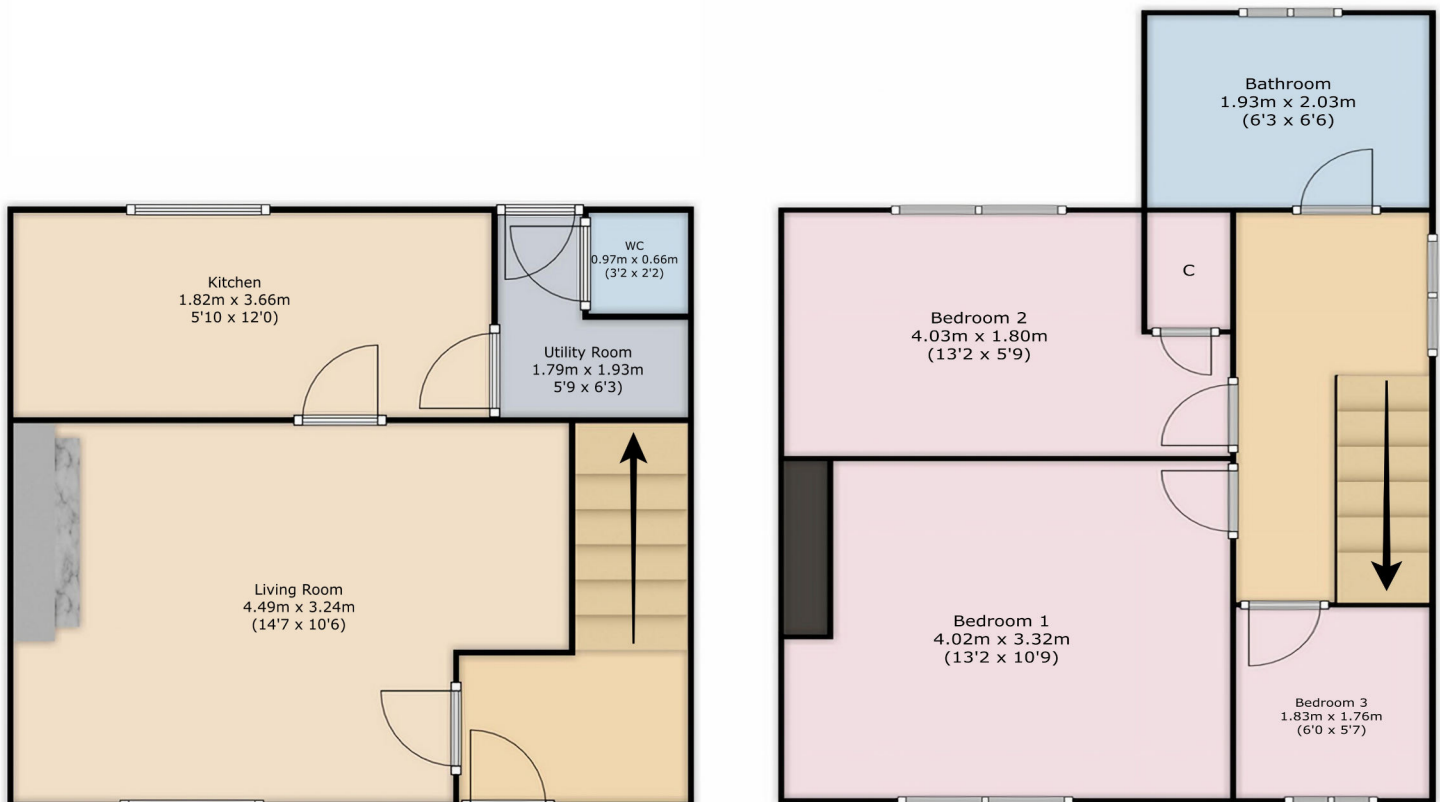
Home Report: Available from [onesurvey.org](https://onesurvey.org)

## 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.

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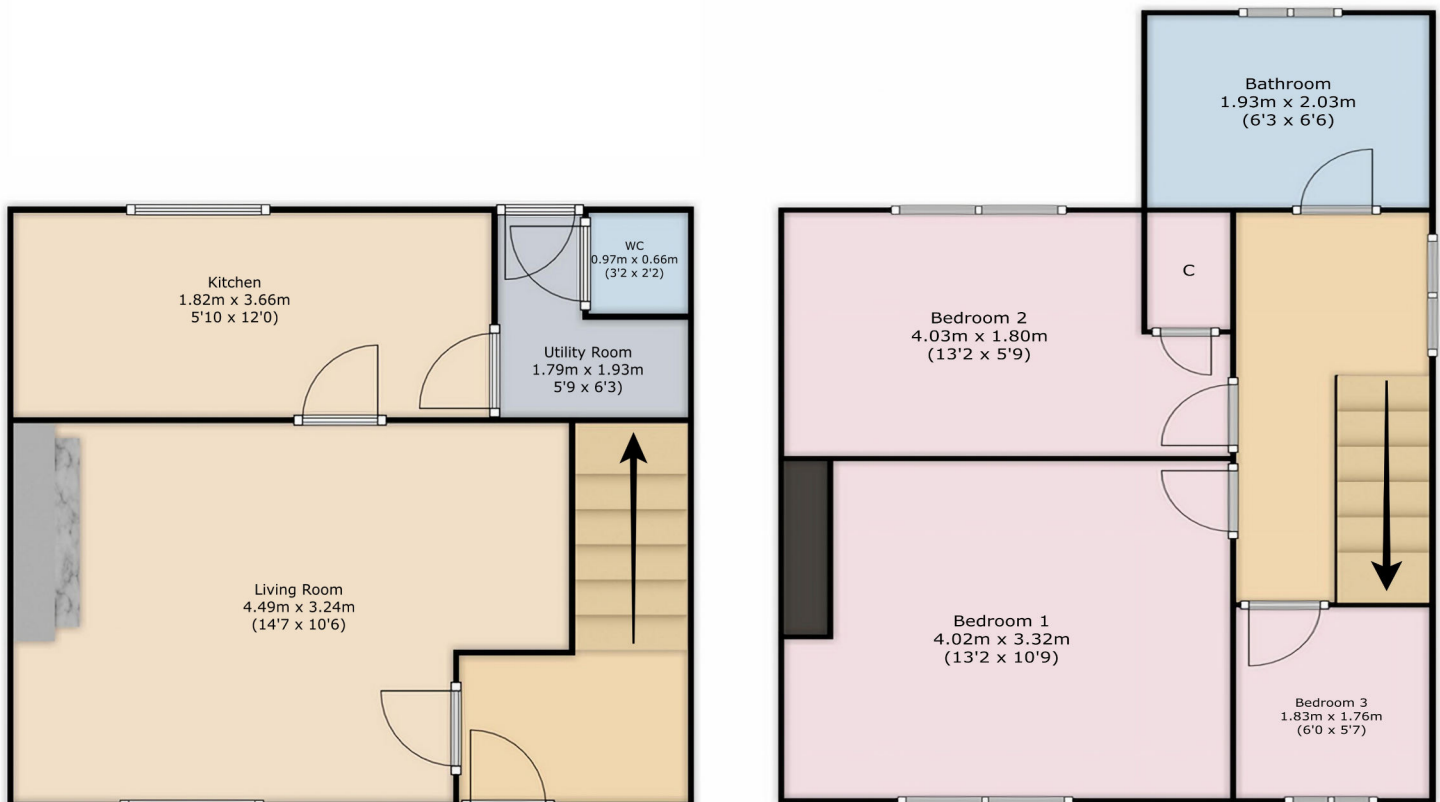
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