



A B & A  
Matthews

*53 High Street,  
Gatehouse of Fleet,  
DG7 2HR*

*Offers in the region  
of £190,000*





Gatehouse of Fleet is a charming and historically rich village in southwest Scotland, nestled near the mouth of the Water of Fleet, just ten miles west of Kirkcudbright. Despite its modest size today, the village has a surprisingly dynamic past and a vibrant present, making it a rewarding destination for history buffs, nature lovers, and cultural explorers alike. In the late 18th and early 19th centuries, Gatehouse of Fleet was a hub of industry, earning it the nickname "*Glasgow of the South.*" The town bustled with cotton mills, shipbuilding yards, a brewery, and its own port at Port Macadam. Today, echoes of this industrious past remain in the village's architecture and street names. Gatehouse of Fleet proudly holds the status of a UNESCO Biosphere Community, part of the Galloway and Southern Ayrshire Biosphere.

**Council Tax Band: D**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: D**

**EPC Environmental Impact Rating: E**





Nestled in the picturesque and historic village of Gatehouse of Fleet, this Category C listed property offers a rare opportunity to acquire a characterful three-bedroom family home in a highly sought-after location. Spread over three floors, the property combines period charm with modern comfort and convenience. It has been recently redecorated throughout and benefits from new carpets, creating a fresh and inviting interior ready for immediate occupation.

Key features include:

- Three generously sized bedrooms
- Secondary and double glazing
- Gas-fired central heating
- Private garden to the rear, with shared pedestrian access from the High Street
- Situated within easy reach of local shops, cafes, schools, and scenic walks



The home is ideally placed for enjoying the vibrant community life and rich heritage of Gatehouse of Fleet. Perfect as a permanent residence, holiday home, or investment, this is a property that truly offers the best of both worlds. Viewing is highly recommended.

## GROUND FLOOR ACCOMMODATION

Entrance Porch 1.12m x 1.00m

Hardwood glazed entrance door. Wall mounted cupboard housing electric meters. Parquet flooring. Glazed door giving access to hall.

Hall 1.12m x 1.00m

Pine panelled wall and stairs to first floor with glazed door to lounge. Radiator.

Lounge 6.07m x 4.80m

L shaped lounge with south east and north west facing windows. Feature fireplace with coal effect gas fire. Shelves alcove. Walk in understairs cupboard. Radiator.

Kitchen 3.40m x 3.30m

Fitted with a range of floor and wall units, ample worksurfaces, tiled splashbacks and inset stainless steel drainer sink. Integrated appliances include gas hob, eye level grill and oven and extractor fan. It is understood that the white goods are to be included in the sale. Wall mounted gas-combi boiler. French doors leading to the rear garden. Radiator.



## FIRST FLOOR ACCOMMODATION

### Landing

North west facing window.

### Bedroom 1 3.40m x 3.30m

Two south east facing windows. Built in cupboard. Radiator.

### Bedroom 2 5.40m x 3.20m

North west facing window overlooking the rear garden. Radiator.

### Bathroom 2.75m x 2.45m

Partially tiled and pine panelled to dado rail height. Fitted with a white suite comprising WC, wash-hand basin and bath with electric shower over. Built-in linen cupboard. Radiator.

## SECOND FLOOR ACCOMMODATION

### Bedroom 3 4.26m x 4.20m

Combed ceiling with two skylight windows providing natural light. Eaves storage cupboard. Electric panel heater.







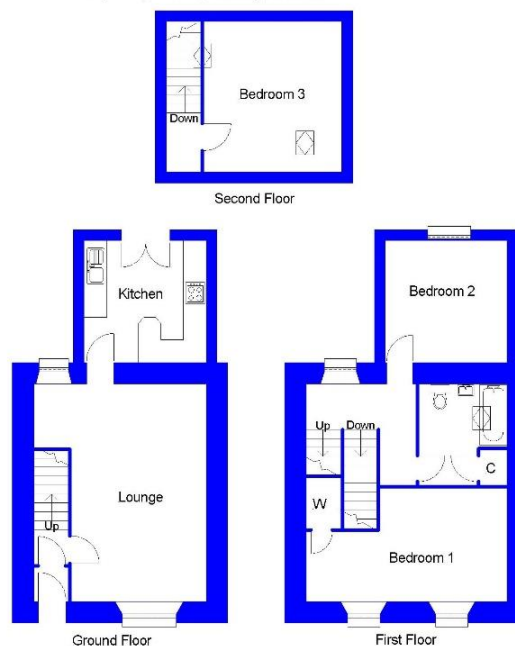
### **Garden**

The garden ground lies to the rear of the property. There is shared pedestrian access from High Street. Brick built outbuilding with corrugated metal roof.

### **SERVICES**

Mains supplies of water, gas and electricity. The property is connected to the mains drainage system. Gas-fired central heating.





Sketch plan for illustrative purposes only

**NOTE**

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



38/40 Albert Street • Newton Stewart • DG8 6EF • Tel: (01671) 404100 • Fax: (01671) 401443 • URL: [www.abamathews.com](http://www.abamathews.com)

---

**The Consumer Protection From Unfair Trading Regulations 2008**

---

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.