

Tel: 01557 331217 www.caversandco.com

56 CATHERINE STREET, GATEHOUSE OF FLEET, DG7 2JB

Offers Over £220,000



56 Catherine Street is a superb, end-terraced property with generously proportioned accommodation. Surprisingly spacious, the property is located within easy walking distance of all local amenities. Offering flexible accommodation, 56 Catherine Street would make a perfect family home with the conservatory and courtyard garden to the rear a real bonus.

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:

- Living Room
- Kitchen
- Dining Room/Bedroom 4
- Conservatory
- Two double bedrooms
- Bedroom 3/Office
- Bathroom
- Downstairs WC
- Council Tax Band – C
- EPC Rating – D (64)

Entrance Hall

External door leads into Entrance Porch. Door through to Hallway. Stairs to first floor. Cupboard housing electric meter; telephone point; ceiling light; radiator.

WC

1.16m x 0.63m (3'8 x 2'1)

Located under the stairs. WC and wash hand basin with mixer tap; glass shelf; extractor fan. Part tiled walls; ceiling light.

Living Room

3.80m x 3.73m (12'5 x 12'2)

Spacious room with window to front; recessed shelved alcove; picture rail; ceiling light; radiator.

Dining Room/Bedroom 4

3.41m x 3.30m (11'1 x 10'8)

Window to side and window through to Conservatory; radiator; ceiling light.

Kitchen

2.96m x 1.94m (9'7 x 6'3)

Located at the back of the property with a good range of floor and wall cabinets with laminate work surface. Tiled splash backs; stainless steel sink and drainer with mixer tap; electric cooker point; plumbed for washing machine. Window out to rear garden; window through to Conservatory; ceiling light; radiator.

Conservatory

3.17m x 2.74m (10'4 x 8'10)

Bright and spacious room with windows overlooking rear garden; door out to rear garden; tiled floor; wall mounted electric heater; ceiling light.

First Floor

Bathroom

2.93m x 1.92m (9'6 x 6'3)

Large bathroom comprising WC, wash hand basin and bath with mixer tap and Triton electric shower; part tiled walls; cupboard housing boiler (6 months old with full warranty); window out to rear; heated towel rail; loft access hatch; ceiling light.

Bedroom 1

3.44m x 3.44m (11'2 x 11'2)

Window to front; partially combed ceiling; ceiling fan; wall light; radiator.

Bedroom 2

3.44m x 2.80m (11'2 x 9'2)

Window to rear; partially combed ceiling; ceiling light; radiator.

Bedroom 3**2.26m x 1.61m (7'4 x 5'3)**

Single bedroom with deep sill window to front; ceiling light; radiator.

Outside

Courtyard garden to the rear laid to gravel with decorative flower borders. Gate out to Victoria Street.

Services: Mains electricity, gas, water and drainage.

Postcode: DG7 2JB

Entry: By negotiation

Viewing: By appointment through **Cavers & Co**Home Report: Available from 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.







