



4 MEMORY LANE, GATEHOUSE OF FLEET, CASTLE DOUGLAS,
DG7 2JF

PRICE: OFFERS OVER £115,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	3.59m x 5.22m (approx)
Kitchen	4.12m x 2.22m (approx)
Shower Room	1.70m x 2.02m (approx)
Bedroom 1	3.66m x 3.16m (approx)
Bedroom 2	2.60m x 4.56m (approx)
Bedroom 3	3.84m x 2.67m (approx)

EPC—D

Council Tax Band— B

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316.

Home Report can be accessed via our website www.primroseandgordon.co.uk or by emailing us at property@primroseandgordon.co.uk



This spacious three bedroom semi-detached property is situated within the historic, picturesque mill town of Gatehouse of Fleet. Within walking distance to many local amenities such as convenience store, cafes, restaurants, doctor's surgery, pharmacy, Primary School, 9-hole golf course, cricket ground and bowling club. It is also just 14 miles from Castle Douglas and 8.4 miles from Kirkcudbright. Benefitting from double glazing and gas central heating throughout, off-street parking and ample storage.

The accommodation comprises: spacious living room to the front of the property, log burner and space for dining table; kitchen with floor and wall cupboards, space and plumbing for washing machine, dishwasher and fridge/freezer; bedroom 1 is a double room to the rear of the property with single storage cupboard; bedroom 2 is a double room to the front of the property with storage cupboard; bedroom 3 is a spacious single room to the rear of the property with 2 storage cupboards; ground floor shower room with W.C., washhand basin and walk-in shower. The garden to the front of the property is paved and easy to maintain. The garden to the rear of the property is laid to lawn with a paved seating area.



SERVICES

Mains water, gas, electricity and drainage.

OFFERS

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest in writing please with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.



