



Rowantree, Planetree Park, Gatehouse of Fleet, DG7 2EQ

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Offers over £600,000

“Stunning, architect designed, detached family home with beautiful far reaching views set in private gardens of approximately 1.5 acres”

Ground Floor

- + Entrance Hallway
- + Main Hallway
- + Lounge
- + Open plan Dining Kitchen
- + Utility Room
- + Double Bedroom with En-Suite Shower Room
- + Double Bedroom
- + Bathroom

First Floor

- + Master Bedroom Suite with En-Suite Bathroom and Snug
- + Double Bedroom with En-Suite Shower Room

Outside

- + Garden ground extending to approx. 1.5 acres
- + Double Garage
- + 2 Garden Stores

EPC Rating C



LOCATION

The property enjoys an elevated position within a private residential development located on the western edges of Gatehouse of Fleet, convenient for the town’s facilities.

Gatehouse of Fleet is a picturesque town situated in rural Galloway. It offers a range of facilities including a primary school, doctor’s surgery, a variety of shops and several hotels. The surrounding area offers a wide range of indoor and outdoor activities including scenic forest walks, mountain biking and a bowling green. There are secondary schools in Kirkcudbright approximately 9 miles distant and Castle Douglas approximately 14 miles away. Castle Douglas has a wide range of independent shops and supermarkets.

DESCRIPTION

Stunning, architect designed, detached family home with far reaching views set in private gardens of approximately 1.5 acres. This beautifully presented property provides spacious, flexible accommodation arranged over two floors and flooded with natural light throughout. It is finished to an exceptional standard with contemporary kitchen, utility and bathrooms, fantastic feature windows with Juliet balconies and oak wood finishes throughout which include flooring, internal doors and beautiful staircase with glass balustrade. The property has UPVC double glazing and gas central heating.

A spacious, bright and airy reception hall leads to a delightful lounge with bi-fold doors, wonderful views and feature wood burning stove, a stylish well-appointed open plan dining kitchen with French doors to the garden and adjoining utility room providing further storage and direct access to the rear garden. An inner hall flows through to two double bedrooms (1 with en-suite shower room), each enjoying double aspects, and a bathroom. Upstairs, there are two fantastic en-suite bedrooms, one of which has a snug, with feature windows, French doors and Juliet balconies.

Outside, the generous, established, wraparound gardens extend to approximately 1.5 acres with an integral double garage.

ACCOMMODATION

Ground Floor

Entrance Hallway

Modern UPVC composite external front door with glazed panels; large window to the front with far reaching views across Gatehouse and the hills beyond; tiled flooring; coving; radiator; oak steps to the main hallway.

Main Hallway

Beautiful entrance with engineered oak flooring; oak staircase with glass balustrade and wooden handrail to the first floor; under stair storage area; recessed cloaks alcove; smoke detector; central heating thermostat; ceilinged recessed lighting; coving; radiator. Oak doors lead to all ground floor accommodation.

Lounge

Delightful, light filled, room with double bi-folding doors providing fantastic views, opening on to a front patio area; window to side; contemporary Jotul wood burning stove and wood basket with a feature modern tiled surround; television and telephone points; coving; engineered oak flooring; two radiators.

Open plan Dining Kitchen

Stunning room with French doors and full height windows opening on to a side patio area; two windows to the rear; modern white high gloss fitted wall and floor units with a complementing granite worktop extended to include a breakfast bar area; white tiled splash-back; Franke stainless steel 1½ bowl stainless steel sink unit; stainless steel Neff induction hob and chimney extractor hood; Neff electric double oven; Bosch integrated under counter fridge; Bosch integrated dishwasher; extractor fan; ceilinged recessed lighting; coving; smoke detector; limed oak effect wood floor; two radiators; oak door to utility room.

Utility Room

Window to rear; modern white high gloss fitted units with a granite worktop and a white tiled splash-back; Franke stainless steel sink unit; space and plumbing for washing machine, tumble dryer and large larder fridge freezer; central heating control; smoke detector; a fitted cupboard stores the fuse box; access hatch to roof space; coving; ceilinged recessed lighting; white UPVC external rear door with obscure glass insert to covered outside area and garage; lime oak effect wood floor; radiator.

Inner Hall

Form the main hallway, an inner hall with engineered oak flooring leads to 2 bedrooms and bathroom; smoke detector; ceilinged recessed lighting; coving; radiator.

Bedroom 3

Enjoying a double aspect with windows to the front and side; engineered oak flooring; folding oak door to a walk-in wardrobe; oak door to en-suite shower room; coving; radiator.

En-Suite Shower Room

Obscure glazed window; modern white suite of w.c. and wash-hand basin; shower cabinet with mains shower and attractive coloured tiled splash-back; extractor fan; fitted wall mirror; tiled flooring; towel rail radiator.

Bedroom 4

Another double aspect room with windows to the front and side; television aerial connection; two built-in wardrobes; engineered oak flooring; coving; radiator.

Bathroom

Obscure glazed window; modern white suite of shower bath with mains shower and screen, w.c. and wash-hand basin; fitted backlit wall mirror; substantially tiled walls; wood flooring; extractor fan; towel rail radiator.

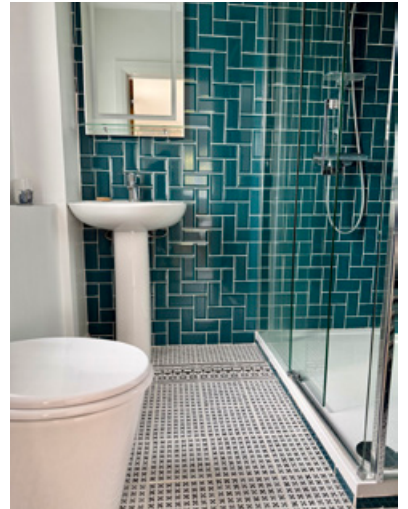
First Floor

First Floor Landing

Spacious and light landing with Velux roof window; part coomb ceiled; glass balustrade; access hatch to roof space; central heating thermostat; fitted carpet; radiator; oak doors to two bedrooms.

Master Bedroom Suite with En-Suite Bathroom and Snug

Fantastic, spacious, light bedroom with feature windows comprising French doors to a Juliet balcony and side windows; part coomb ceiled; built-in double wardrobe with sliding doors; opening through to the sitting room and oak door to the en-suite bathroom; telephone points; central heating thermostat; fitted carpet; radiator.



Snug

French doors to Juliet balcony and side windows providing wonderful distant views; coomb ceiled; feature Jotul stove and flue on a stone hearth; engineered oak floor; television aerial connection; radiator.

En-Suite Bathroom

Part coomb ceiled; fully tiled walls; modern white suite of shower bath with mains shower and screen, w.c. and wash-hand basin; light tube; limed oak effect flooring; towel rail radiator.

Bedroom 2

Another very spacious room with UPVC French doors to Juliet balcony and side windows with fitted blinds; part coomb ceiled; extensive fitted wardrobes with mirror fronted sliding doors; telephone point; fitted carpet; two radiators; oak door to en-suite shower room.

En-Suite Shower Room

Part coomb ceiled; modern white suite of w.c., bidet and wash-hand basin; shower cubicle with mains shower; extractor fan; fully tiled walls; light tube; limed oak effect flooring; towel rail radiator.

OUTSIDE

Garden

The property is approached by a tarmac driveway leading to the main entrance, carport and double garage. The generous, established, wraparound gardens extend to approximately 1.5 acres and comprise lawns with trees and shrubs and two patio areas. There are two wooden garden stores

Integral Double Garage

Electric roller vehicle access door; Worcester gas central heating boiler; concrete floor; power and lighting; window to the rear elevation.

VIEWING

By appointment with the Selling Agents.

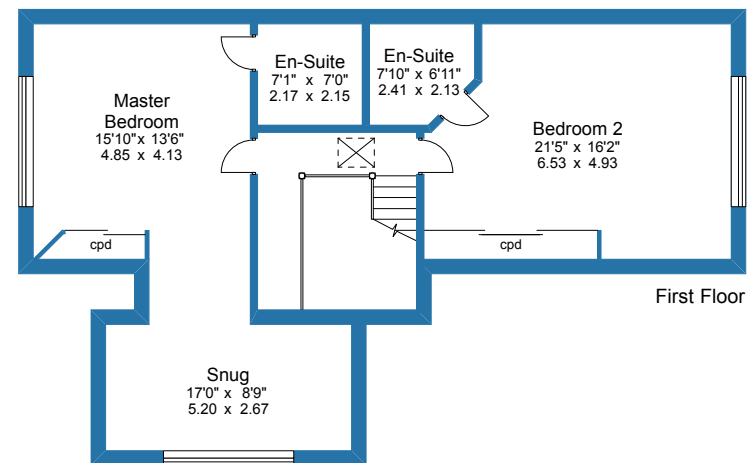
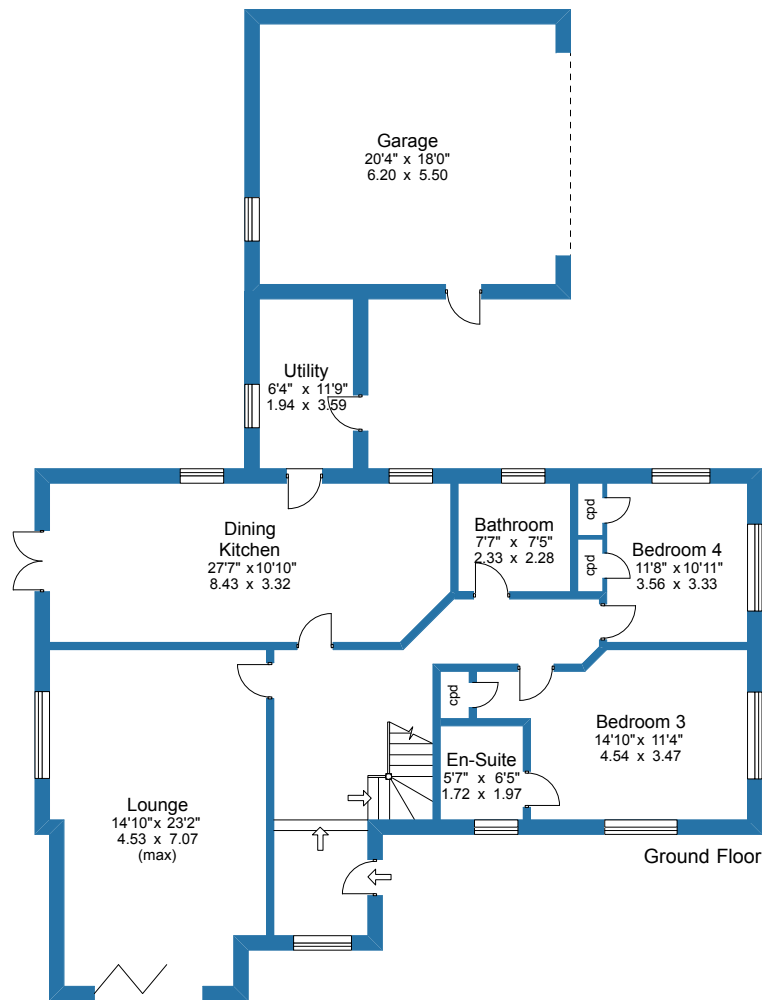
HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode for the property.

OFFERS

Offer in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.





For illustrative purposes only. Not to scale.



135 King Street
Castle Douglas
DG7 1NA
01556 503744

27 St Cuthbert Street
Kirkcudbright
DG6 4DJ
01557 330539

135 Irish Street
Dumfries
DG1 2NT
01387 255351

33 High Street
Dalbeattie
DG5 4AD
01556 611247



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.
Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.
The photographs have been taken with a digital camera, using a wide angled lens.

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