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WILLIAMSON  
& HENRY

Solicitors & Estate Agents



# 28 CATHERINE STREET

GATEHOUSE OF FLEET, DG7 2JD

Traditional mid terraced house, located in a popular residential location a short walk away from all local amenities.



## Accommodation:

### Ground Floor:

Reception Hallway  
Sitting Room  
Dining Room  
Kitchen  
Garden Room  
Office  
W.C.

### First Floor:

Landing  
Bathroom  
Double Bedroom 1  
Double Bedroom 2

### Outside:

Rear Garden

[www.williamsonandhenry.co.uk](http://www.williamsonandhenry.co.uk)



28 Catherine Street is a deceptively spacious double fronted house which is full of character and charm. This delightful home benefits from two spacious reception rooms and two bright and airy double bedrooms and large enclosed garden to rear.

Gatehouse of Fleet is an active community and benefits from many local amenities, such as a primary school, shops, library and Health Centre. Within the wider area, there are many beautiful sandy beaches and rocky coves within easy reach, and equally dramatic inland scenery, with magnificent hills, glens, and lochs.

Within Gatehouse there are active sports clubs (for example bowling, tennis, golf or snooker) and a wide variety of outdoor pursuits can be enjoyed in the area, including sailing, fishing, golf, cycling and hill walking.

### ACCOMMODATION

Entered from Catherine Street through a solid wooden door with glazed panel above into:-

### RECEPTION HALLWAY

Wide welcoming reception hallway with doors leading off to dining room, sitting room and garden room. Radiator with shelf above. Ceiling cornicing. Ceiling light. Smoke alarm. Satchwell thermostatic controller. Wooden staircase leading to first floor level. Varnished wooden floorboards.

### SITTING ROOM

Cosy well-proportioned front facing reception room with ample natural light from wooden sash and case window to front with deep sill beneath. Curtain pole and curtains. Two radiators. Feature open fireplace with Marble hearth, tiled surround and wooden mantel above. Recessed alcove with shelving. Deep skirting boards. Two built in bookcases. Central ceiling rose. Ceiling cornicing. Wall light. Fitted carpet.

### DINING ROOM

Further front facing reception room overlooking Catherine Street. Two wooden sash and case windows to front with working wooden shutters and deep sill beneath. Radiator. Inglenook fireplace with inset Dowling 'Sumo' wood burning stove set on tiled hearth with wooden mantel and surround. Architectural curved wall. Built in under stair storage cupboard. Deep skirting boards. Ceiling light. Picture rail. Wood effect laminate flooring. Doorway leading to:-

### KITCHEN

Good sized kitchen with cream shaker style kitchen units with wood effect laminate work surfaces. Under counter lighting. Tiled splashbacks. Bosch freestanding fridge freezer. Zanussi washing machine. Integrated AEG oven and grill. AEG induction hob with extractor hood above. Wood paneling on two walls. Wooden single glazed window to rear overlooking garden. Wall mounted cupboard housing RCD consumer unit. Loft access hatch. Ceiling light. Wood effect laminate flooring. Wooden glazed door into:-

### GARDEN ROOM

Accessed from both the kitchen and reception hallway. Double wooden glazed doors leading out to rear garden. Doors leading off to office and W.C. Wooden glazed door leading into reception hallway. Wall light. Tiled floor.

### OFFICE

Wooden single glazed window overlooking garden. Radiator. Built in shelving. Cupboard housing oil fired boiler. Ceiling light. Partially laid to carpet.

### W.C.

White W.C. with traditional high level hand pull cistern above. Wood paneling to chest height. Ceiling light. Tiled floor.

Stripped wooden staircase with wooden handrail leading to first floor level.

### FIRST FLOOR ACCOMMODATION

### LANDING

Large original feature window overlooking rear garden providing natural light to stairwell and first floor landing. Radiator. Partially coombed ceiling. Ceiling light. Loft access hatch. Fitted carpet. Doors leading off to bathroom and both double bedrooms.

### BATHROOM

White wash hand basin inset into wooden vanity unit. White W.C and bidet. Walk in shower cubicle with Mira sport electric shower above. White bath. Single obscure glazed window to rear. Wood paneling to chest height on all walls. Ceiling light. Partially coombed ceiling. Radiator. Tile effect vinyl flooring.

### DOUBLE BEDROOM 1

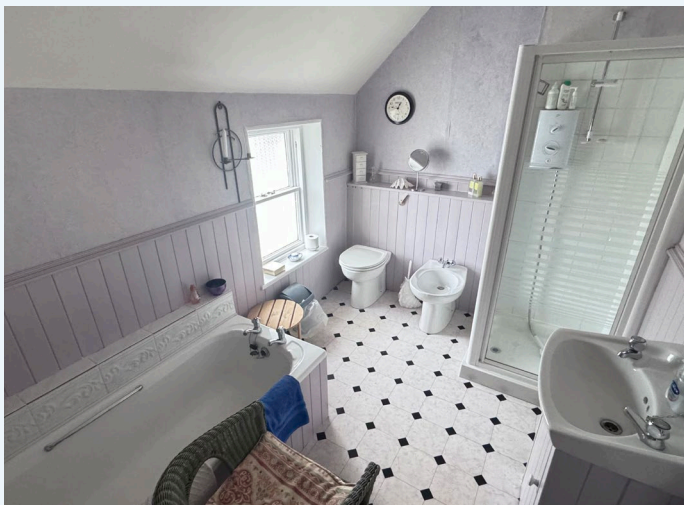
Sash and case window to front. Curtain pole and curtains above. Radiator beneath. Partially coombed ceiling. Ceiling cornicing. Recessed alcove housing built in wardrobes. Two ceiling lights. Fitted carpet.

### DOUBLE BEDROOM 2

Bright and spacious front facing double bedroom with ample natural light from sash and case window to front. Radiator. Partially coombed ceiling. Ceiling light. Fitted carpet.

### OUTSIDE

The property benefits from a large enclosed garden to rear. Steps lead up from a paved area immediately to the rear to a formal lawned area which is interspersed with a number of well-established flower beds that are stocked with a number of mature shrubs and perennials.



## BURDENS

The Council Tax Band relating to this property is C.

## ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band E.

## SERVICES

Oil fired central heating however please note that there is a mains gas connection to the property.

The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage but no guarantee can be given at this stage.

## ENTRY

Subject to negotiation.

## HOME REPORT

A home report has been prepared for this property and can be obtained by contacting our office.

## GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: [property@williamsonandhenry.co.uk](mailto:property@williamsonandhenry.co.uk)).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/TORRM01-05

**PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049**

**NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440**

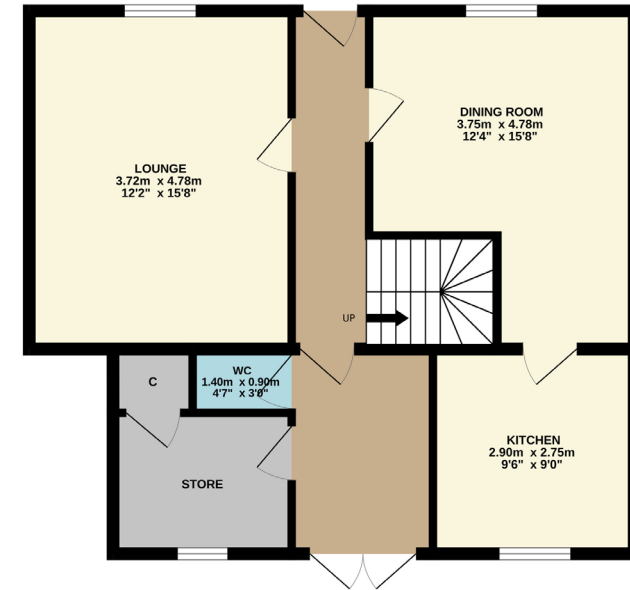
**GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP**

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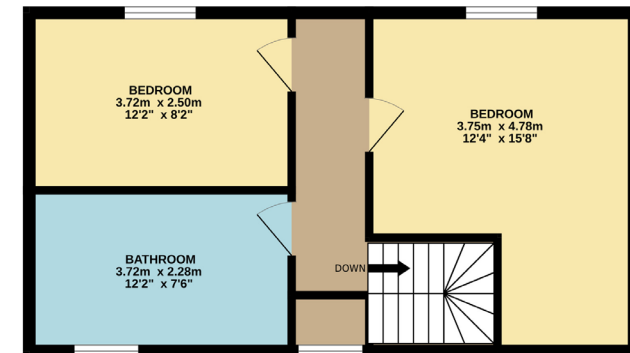
Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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