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4 Bed Barn Conversion In Gatehouse Of Fleet , Castle Douglas, DG7 2HA

£285,000



99

Ref:13726



SHORT DESCRIPTION

Property Ref no- 13726.. Exceptional Barn Conversion completed in 2019, located at Southview, Gatehouse of Fleet, DG7 . It has wonderful sea views, ultra fast fibre Broadband and Digital telephone. There are 4 bedrooms, 2 bathrooms and 1 living room also a fully-fitted kitchen and utility room, all insulated to the highest standards. It has an enclosed rear Garden with allocated Driveway and Rear Off Street parking. All kitchen appliances go with the house. Positioned on a quiet back road but within 2 miles from the A75, it offers easy access to local amenities at Gatehouse and Kirkcudbright (the Scottish artist town). There is a primary school at Gatehouse and a secondary school at Kirkcudbright, both highly respected. The sea views are exceptional, you can see from the Isles of Fleet round to the Isle of Man. There are wonderful sandy beaches within a 15 minute cycle ride. The Home Report valuation is of the bricks and mortar of the house only and does not reflect the idyllic situation. Property Type: Barn conversion Full selling price: £285000.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: D EPC rating: D Measurement: 1323.96 sq.ft. Outside Space: Rear Garden, Enclosed Garden Parking: Allocated, Driveway, Rear, Off street Heating Type: Gas Central Heating Chain Sale or Chain Free:Chain Free Possession of the property: Self-Occupied...

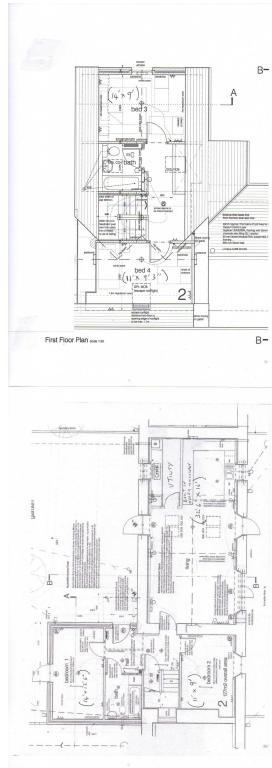
4
Bed Room(s)

2
Bath Room(s)

1
Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current Potential

93

66

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