



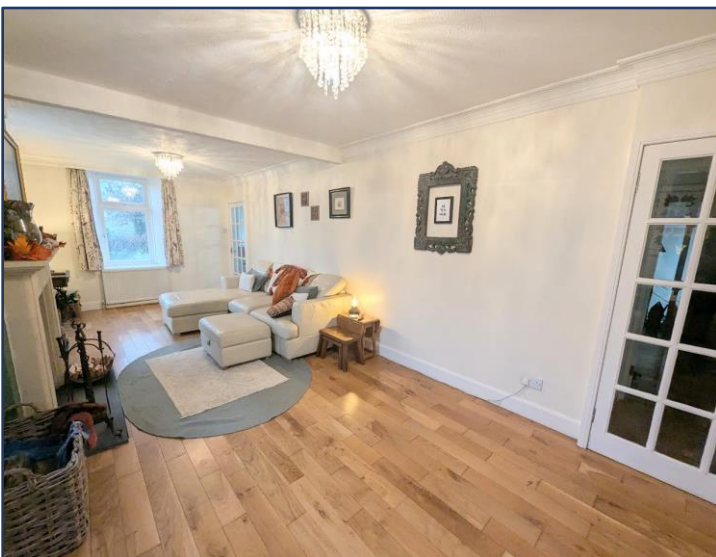
Ornockenoch Cottage,  
Gatehouse of Fleet, DG7 2BS

Offers Over £385,000



Impressive four bedroom detached family home. Benefits from off street parking, double glazing, oil central heating and gardens. Set in a rural location with lovely countryside views.

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.





Entrance hall with door to living room, dining room and stairs to first floor. Window to the garden. Generously portioned and bright living room with two window to the front and one to the side. Wood burning stove with stone mantel and hearth. Wooden flooring. Door to kitchen.

Modern fitted kitchen with wall and base units and island. Integrated fridge/freezer and dishwasher. Integrated double oven, 6 burner induction hob with extractor fan. The island has a sink with Quooker tap and left hand drainer. Door and window to the garden. Built in pantry with plenty of storage and automatic lights.

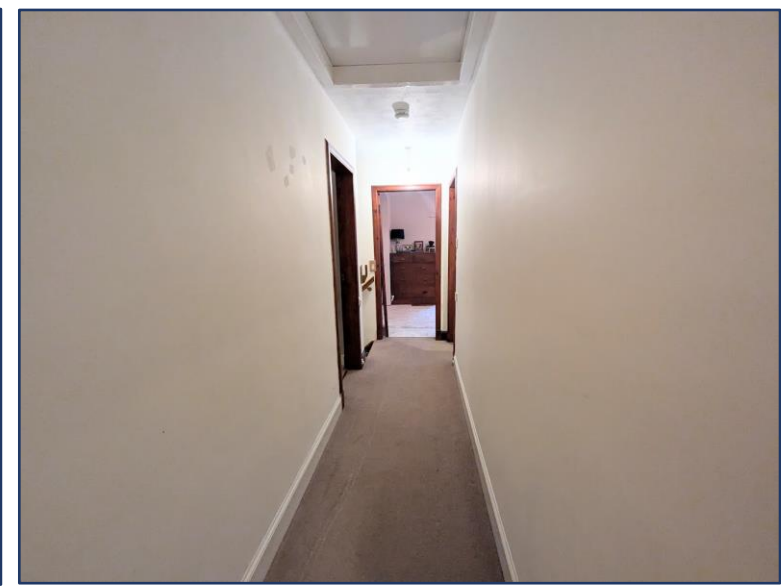
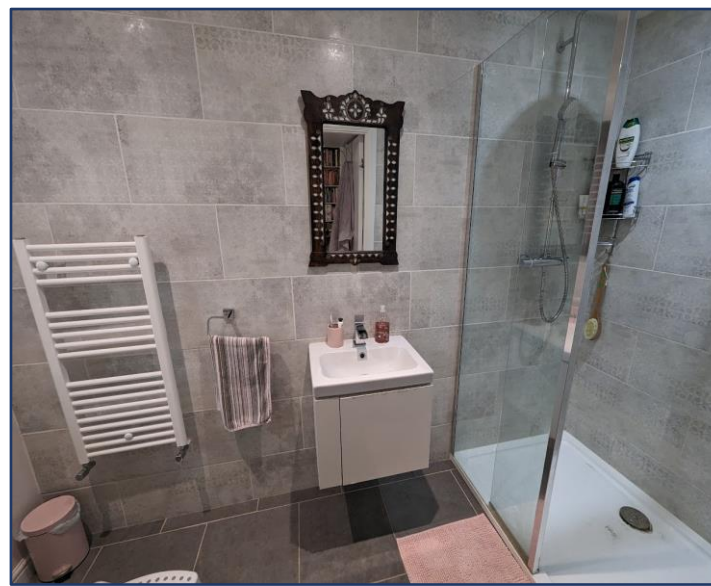
Dining room which is a good size room, window and door to garden. Under stairs cupboard.

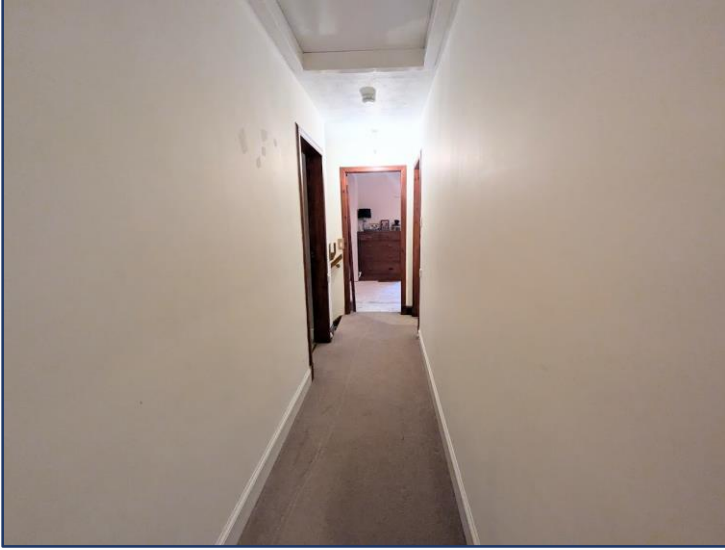




Utility room with fitted cupboards with ample storage, plumbed for washing machine and tumble dryer. Wash basin bowl with mixer tap and under storage. Draining area shower for washing pets. Spacious room currently used as a studio with en-suite shower room. Could be used as a bedroom. Windows to side and rear and patio doors to the garden.

En-suite shower room with W. C., wash hand basin with mixer tap and storage. Walk-in shower with Thermostatic mixed shower. Window to garden. Part tiled.





Stairs to first floor with hand rail. Upstairs hallway with door to 4 bedrooms and bathroom. Built-in airing cupboard.

Master bedroom is a large room with two windows to the front and one to the side. Walk-in cupboard which has been plumbed and can be turned into an en-suite. Two windows to the garden.

Bedroom two has two windows overlooking the garden. Fitted mirror fronted three door wardrobe with hanging rail and shelves.

Family size bathroom with W. C., wash hand basin and bath with shower. Built-in cupboard. Window to the garden. Part tiled.

Bedroom 3 is a double bedroom with window to the garden. Fireplace and wooden mantel.

Bedroom 4 with window to the garden. Fitted shelves and loft hatch.

Large garden to the front, side and rear. Laid to lawn with various plants and trees. Space to park cars to the side.





**Measurements (all approx.)(at longest & widest)**

Entrance hall – 2.53m x 0.99m  
 Utility Room – 2.35m x 2.28m  
 Bedroom 1 – 6.14m x 3.01m  
 Bedroom 3 – 3.75m x 3.25m

Living Room – 7.59m x 3.17m  
 Studio – 5.75m x 3.81m  
 Cupboard 1- 3.03m x 1.35  
 Bedroom 4 – 3.38m x 2.76

Kitchen/Diner – 4.28m x 3.71m  
 Shower Room – 3.02m x 1.25m  
 Cupboard 2 – 2.47m x 0.86m

Dining Room – 4.87m x 3.70m  
 Bathroom – 2.29m x 2.19m  
 Bedroom 2 – 3.59m x 2.65m





These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken using a wide angled lens.



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