

Boat Green

Hannay Street | Gatehouse of Fleet | Castle Douglas | Dumfries and Galloway



Galbraith



A unique and characterful property within Gatehouse of Fleet in a delightful riverside location.



Kirkcudbright 9 miles | Castle Douglas 14.5 miles | Dumfries 32 miles

(All distances are approximate)

Offers Over £325,000

Unique & characterful home

Stunning riverside location

Two garden rooms

Garden with patio & small courtyard

Peaceful town location yet close proximity to local amenities

Galbraith

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Situation

Boat Green sits down a quiet lane at the heart of Gatehouse of Fleet. Located in the Fleet Valley National Scenic Area and designated a UNESCO Biosphere, Gatehouse has a good range of local facilities including a primary school, hotels, chemist, doctor's surgery, restaurants, coffee shops, post office/general store and a small supermarket. A wider range of services can be found in the nearby towns of Kirkcudbright and Castle Douglas.

The harbour town of Kirkcudbright is known as Scotland's Artists' Town, having strong connections and history with the renowned Glasgow Boys. Today it thrives as a popular destination town with gallery, museums, restaurants, individual shops and a wonderful community spirit. Primary and secondary schooling is available in the town. Castle Douglas is designated the region's Food Town and is home to a wide variety of boutique shops and businesses. Again, primary and secondary schools are situated in the town.

The region is famed for its outdoor sporting opportunities including mountain biking at the various Seven Stanes forest centres, fishing and shooting on the stunning lochs, hillsides, coast and rivers, golf at numerous courses including Gatehouse itself and further afield the championship course at Southernness, and equestrian pursuits. There are also picturesque sandy beaches within close proximity to Gatehouse at Sandgreen and Mossyard.

Communications to the region are good with motorway connections north and south available at Moffat, Lockerbie and Gretna. There are mainline train stations in Lockerbie and Dumfries, with connections to Glasgow, Edinburgh, Manchester and London. Glasgow and Edinburgh airports are each around 2 hours by car.

Description

A rare opportunity to acquire this unique three-bedroom home, tucked away down a quiet lane in the very heart of the charming Gatehouse of Fleet. Deceptively spacious throughout, the property offers far more accommodation than first meets the eye, blending character with practicality to create a warm and inviting space. Positioned on the banks of the river and within easy reach of local amenities, shops and cafés, the location perfectly balances peacefulness with everyday convenience. Inside, the home reveals well proportioned rooms filled with natural light, offering flexible living ideal for families, professionals or those seeking a tranquil retreat. The layout flows easily, with a real sense of space and comfort. Entrance via the opening double doors to an inviting tiled hallway, with two reception rooms, one to either side and a staircase. The living room with wood burning stove has an attractive dual aspect, with windows to the front and side of the property. The dining room, with a window to the front, a large built-in cupboard and antique corner cupboard sits adjacent to the attractive breakfast kitchen, which has the desirable feature of an Aga at its heart. The kitchen also has a range of fitted units and a large custom-built glass-fronted cupboard, together with sink and adjacent dishwasher. Space for a table or portable island if required, with additional space for a full-sized fridge-freezer.



The utility room provides further storage and cloak space, with a door to the rear directly accessing the shared pond. The ground floor bedroom has a delightful outlook over the side of the property and to the river and has additional storage space. The bathroom, with an abundance of storage cupboards on the approach and a full-sized bath completes the accommodation offering to the ground floor.

The attractive staircase leads to the first floor with bathroom and shower over bath. Two further bedrooms, both with storage cupboards to either side of the landing, the principal looking out over the side garden and river. Further useful storage space within the roof space, accessed via low doors to either side of the stairs.

The property benefits from a further two sizeable, terracotta-tiled garden rooms sitting below, which were historically used for housing a cow, but have in recent years been utilised as potting sheds and storage for garden machinery. With relevant permission these could perhaps be incorporated to enhance the accommodation space.

Offering deceptively spacious and adaptable accommodation space over two levels, with the option to incorporate the garden rooms on the lower ground level, subject to planning, Boat Green offers a unique opportunity to purchase a characterful riverside residence in a desirable town location.

Accommodation

Ground Floor:
Entrance Staircase Hall. Living Room. Dining Room. Bathroom. Utility Room. Kitchen. Bedroom

First Floor:
Bedroom. Bathroom. Bedroom.

Lower Ground (accessed externally)
Garden Rooms x 2

Garden

The garden is in two parts. To the front an area of paving, ideal for relaxing and enjoying the peaceful surroundings and beyond this a lawn divided by a central path and planted flower beds. Steps then lead down to a sunken courtyard, a sheltered and private spot to relax and directly accessing the garden rooms on the lower ground. Steps rise to an area of lawn and terraced levels on the banks of the river, enjoying a beautiful outlook.

History

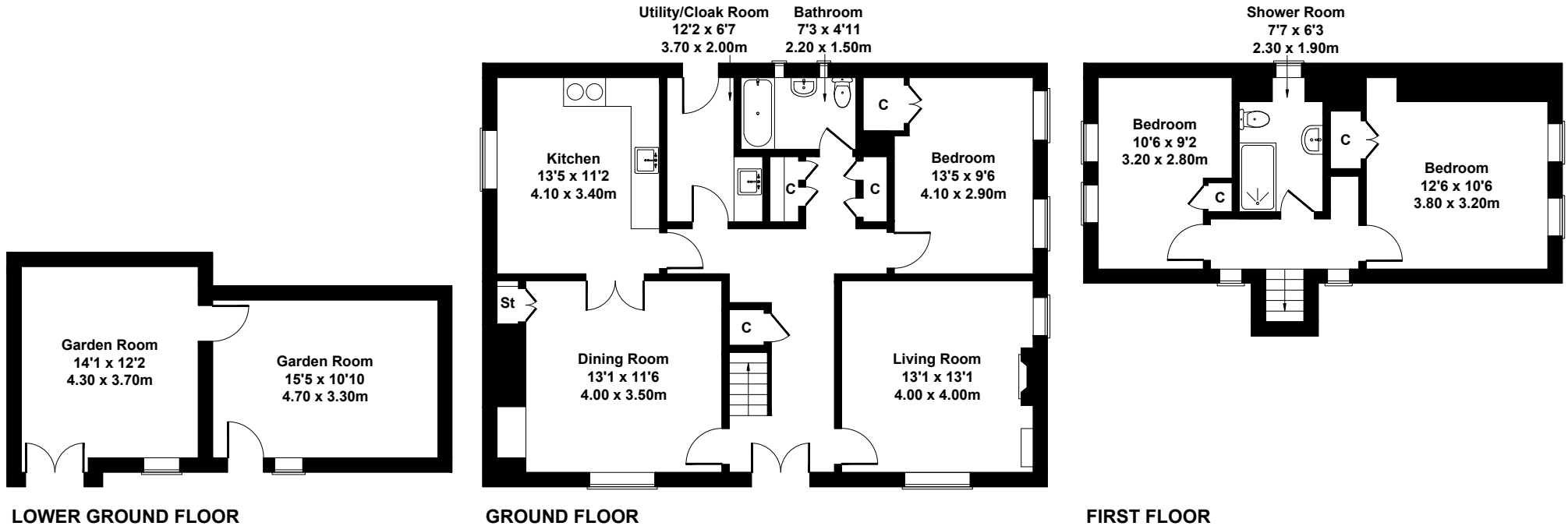
The original property was built and tenanted before 1841. The name of Victoria Cottage first appears in the 1901 census when it was rented by William Sinclair, a tailor's cutter from Edinburgh. It was then rented by Gatehouse Episcopal Church for their priests, before being purchased by the celebrated Edinburgh artist, Alick Sturrock in 1926. Victoria Cottage was originally in Boatgreen Street; the name of Hannay Street first appeared in the 1891 census.





Boat Green

Approximate Gross Internal Area
1755 sq ft - 163 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



Tenure	Local Authority	Council Tax	EPC
Freehold	Dumfries & Galloway	Band - E	D61

The pend to the rear of the property is shared with the neighbour.

Services

Mains electricity | Mains water | Mains drainage | Gas central heating | FTTP (Fibre To The Premises) is available | Mobile Signal Yes

Flood Risk

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search> Because of the properties location it is considered High Risk, however, to the best of our knowledge the property has never flooded.



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Postcode: DG7 2JR

Solicitors

Cavers & Co
Kirkcudbright

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

Viewings

Strictly by appointment with the Selling Agents.

Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

Anti Money Laundering (AML) Regulations

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.



Important Notes 1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in



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