



**WILLIAMSON
& HENRY**
Solicitors & Estate Agents



BEECHGROVE

RINGFORD, CASTLE DOUGLAS, DG7 2AL

Well-presented 3 bedroom detached bungalow located in the peaceful village of Ringford.



Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Dining Room
Sitting Room
Kitchen
Utility Room
Bathroom
Double Bedroom 1 with En-suite
Double Bedroom 2
Double Bedroom 3

Outside:

Garage
Greenhouse

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Beechgrove is a well presented 3 bedroom, 2 reception room, detached bungalow providing bright and spacious accommodation. The property benefits from a generous garden, garage and off-street parking for a number of vehicles.

Ringford is conveniently located at the side of the A75 and is surrounded by picturesque countryside. Within easy reach of both Castle Douglas and Kirkcudbright by car or the regular bus service from the village.

Both towns offer a variety of individual shops, restaurants and cafes, primary and secondary schools, supermarkets, health centres, libraries, swimming pools and golf courses. The surrounding area is one of natural beauty and is popular with outdoor enthusiasts for walking, cycling, bird watching and fishing, with a wide range of water sports a short drive away at Loch Ken Activity Centre.

ACCOMMODATION

Accessed from front garden through uPVC obscure glazed door with obscure glazed panel to side into:-

ENTRANCE VESTIBULE **1.73m x 1.27m**

Light entrance vestibule with ceramic tiled floor. Ceiling cornicing. Recessed LED ceiling spotlight. Hardwood 15 pane glazed door opening into:-

RECEPTION HALLWAY **1.74m x 7.40m widening to 4.14m x 1.20m**

Bright, wide reception hallway with doors leading off to all accommodation. Radiator. Thermostatic heating controller. Ceiling lights. Ceiling cornicing. Smoke alarm. Large walk-in cupboard with shelving, coat hooks, loft access hatch and ceiling light. Built-in linen cupboard with shelving.

DINING ROOM **3.51m x 3.19m**

Bright front facing dining room with uPVC double glazed picture windows to front with vertical blinds and curtain pole. Radiator. Ceiling cornicing. Ceiling light. African teak flooring.

SITTING ROOM **4.30m x 5.07m**

Generous front facing sitting room with large uPVC double glazed casement windows to front with curtain pole. Vertical blinds. Radiator. Feature fireplace with marble hearth and surround and inset living flame gas-effect fire. Ceiling light. Ceiling cornicing. African teak flooring.

KITCHEN

2.77m x 4.08m

Modern kitchen with a good range of fitted kitchen units with laminate work surfaces and tiled splash-backs. Freestanding electric cooker. Extractor fan above. UPVC double glazed window overlooking garden. Stainless steel sink with mixer tap and drainer. Vertical blinds. Radiator. Ceiling cornicing. Recessed LED ceiling spotlights. Ceramic tiled floor. 15 pane wooden glazed door leading into:-

UTILITY ROOM **1.93m x 3.05m**

A number of fitted kitchen units providing useful additional storage. Stainless steel sink with mixer tap above. Tiled splash backs. Worcester Greenstar combi boiler.

Washer/dryer machine. Dishwasher. Extractor fan. Ceiling light. 1 ½ bowl sink with drainer and mixer tap. Carbon monoxide detector. UPVC obscure glazed door to rear garden.

BATHROOM **1.60m x 4.29m**

Good sized family room with suite of white wash-hand basin, W.C. and bath. Tiled splash-backs to waist height. Shower cubicle with tiled surround and Mira shower above. Obscure uPVC double glazed window to side with roller blind above. Ceiling cornicing. Recessed LED ceiling spotlights. Ceramic tiled floor. Radiator

DOUBLE BEDROOM 1 **3.08m x 4.05m**

Rear facing double bedroom with large UPVC double glazed casement window overlooking the garden with vertical blind, curtain track and curtains. Radiator beneath. Fitted Carpet. Door opening into:-

En-suite **0.86m x 3.06m**

Suite of white wash-hand basin and W.C. Shower cubicle with Mira mains shower above. Tiled splash-backs to waist height. UPVC obscure glazed window to rear with roller blind above. Extractor fan. LED ceiling spotlights. Ceramic tiled floor.

DOUBLE BEDROOM 2 **3.07m x 3.05m**

UPVC double glazed casement window overlooking garden with vertical blind, curtain track and curtains. Radiator. Ceiling cornicing. Ceiling light. Fitted carpet.

DOUBLE BEDROOM 3 **3.04m x 3.41m**

UPVC double glazed window to side with curtain track and curtains above. Vertical blinds. Built-in wardrobes with hanging rail and shelving. Ceiling cornicing. Fitted Carpet.

Outside

The front garden area is mainly laid to gravel with a paved path leading up to the front door. To one side is a generous driveway area providing parking for a number of cars and ample space for a motor home, whilst also allowing access to the garage.

The rear garden is mainly laid to lawn with a paved patio area to one side and paths around the side of the property and bordered by fencing. Greenhouse. Raised vegetable beds. Water tap. Shed.

GARAGE **5.71m x 4.10m**

Concrete floor. Manual up and over door. Built-in workbenches. Power and lighting. Window to side.

BURDENS

The Council Tax Band relating to this property is E.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is C.

SERVICES

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 the 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).

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

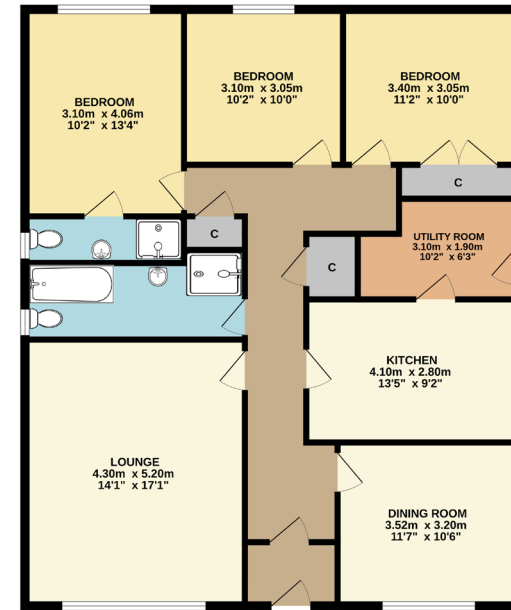
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/CHESA01-01





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The layout, appearance and specifications shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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