



**WILLIAMSON
& HENRY**
Solicitors & Estate Agents



16 QUEENSHILL PARK

RINGFORD, CASTLE DOUGLAS, DG7 2AJ

Well-presented semi-detached bungalow enjoying a generous corner plot with views across neighbouring farmland. Viewing highly recommended.



Accommodation:

Ground Floor:

Reception Hallway
Sitting Room
Kitchen
Shower Room
3 Double Bedrooms

Outside:

Front and rear garden.
Tarmacadram driveway.
Garage. 2 sheds.
Greenhouse.

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16 Queenshill Park is a well presented semi-detached bungalow benefiting from an end of cul-de-sac location and generous corner plot. This well-proportioned light and spacious home is in 'walk in' condition and is sure to suit a number of different buyers.

Ringford itself is a small rural village which lies approximately six miles from the town of Castle Douglas.

Castle Douglas is a thriving Galloway market town, lying approximately 18 miles south-west of Dumfries and enjoying an enviable range of shops and other facilities in a town now promoted as a "Food Town". The town also has a wide range of facilities including excellent primary and secondary schools, modern Health Centre, supermarkets and a thriving community run theatre, The Fullarton, nearby.

The Artist's town of Kirkcudbright is also a short drive away, with excellent shops, restaurants, golf course and hosts various arts and crafts festivities throughout the year.

The Dumfries and Galloway Region is renowned for its beautiful countryside with rolling pastures broken by stone dykes and amenity woodland with a rugged coastline. Benefiting from the Gulf Stream, the general climate is mild and there are consequently many beautiful gardens nearby including the National Trust Gardens at Threave.

ACCOMMODATION

Entered via paved path through front garden via uPVC double glazed door with side panel into:-

RECEPTION HALLWAY

Spacious bright reception hallway with doors leading off to all main accommodation. Ceiling light. Loft access hatch. Smoke alarm. Deep built -cupboard with coat hooks and shelving providing useful additional storage. Fitted carpet. Radiator.

SITTING ROOM

15 pane glazed door leads from the reception hallway leading into bright front facing reception room enjoying fine views across the garden and neighbouring farmland beyond. Large uPVC picture window to front providing an abundance of natural light with curtain pole and curtains above. Feature marble fireplace with gas living flame-effect fire. TV aerial point. Radiator. Ceiling cornicing. Ceiling light. 15 pane glazed door leading into:-

KITCHEN

Spacious kitchen with a good range of contemporary "shaker style" fitted kitchen units with wood-effect butcher block work surfaces. Stainless steel sink with drainer and mixer tap. UPVC double glazed picture window overlooking rear garden. Curtain track above. Integrated Baumatic electric oven. Cook & Lewis electric hob with stainless steel chimney extractor hood above. Beko washing machine. Indesit tumble dryer. Integrated Baumatic fridge freezer. Large built in pantry cupboard. UPVC obscure glazed door leading out to rear garden. Fluorescent strip light. Worcester wall mounted gas boiler.

SHOWER ROOM

Contemporary vanity unit providing useful additional storage with inset wash-hand basin, white W.C. and laminate work surface. Obscure uPVC double glazed window to rear. Large walk-in shower cubicle with mains shower above. Recessed LED ceiling spotlights. Rustic oak-effect ceramic tiled floor. Radiator. Ceramic tiled from floor to ceiling

DOUBLE BEDROOM 1

Generous front facing double bedroom with ample natural light from a large uPVC double glazed window with pleasant outlook across front garden and neighbouring farmland to the hills beyond. Curtain pole and curtains. Generous built-in cupboard providing useful additional storage with shelving. Aerial point. Ceiling cornicing. Ceiling light. Fitted carpet. Radiator.

DOUBLE BEDROOM 2

Further rear facing double bedroom with a pleasant outlook across the rear garden and neighbouring farmland. UPVC double glazed picture window with curtain track and curtains above. Radiator. Ceiling light. Cornicing. Fitted carpet.

DOUBLE BEDROOM 3

Located to the rear of the property the smallest of the double bedrooms enjoys a pleasant outlook across the rear garden and neighbouring farmland. UPVC double glazed window. Curtain pole and curtains above. Radiator. Ceiling light. Ceiling cornicing. Fitted carpet.

Outside

This delightful property is well positioned within a generous corner plot at the end of the cul-de- sac with good sized tarmacadam driveway bordered by a brick wall.

The front garden is mainly laid to lawn bordered by mature flower beds.

The fully enclosed rear garden can be accessed directly from the house and via a paved from the front. Large lawn area. To one side is a path leading to 2 large wooden sheds. Greenhouse. Beyond the sheds is a further lawned area and vegetable beds bordered by hedging.

GARAGE

Concrete floor. Up and over door. Power.

BURDENS

The Council Tax Band relating to this property is B.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is [INSERT RATING]

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 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).

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

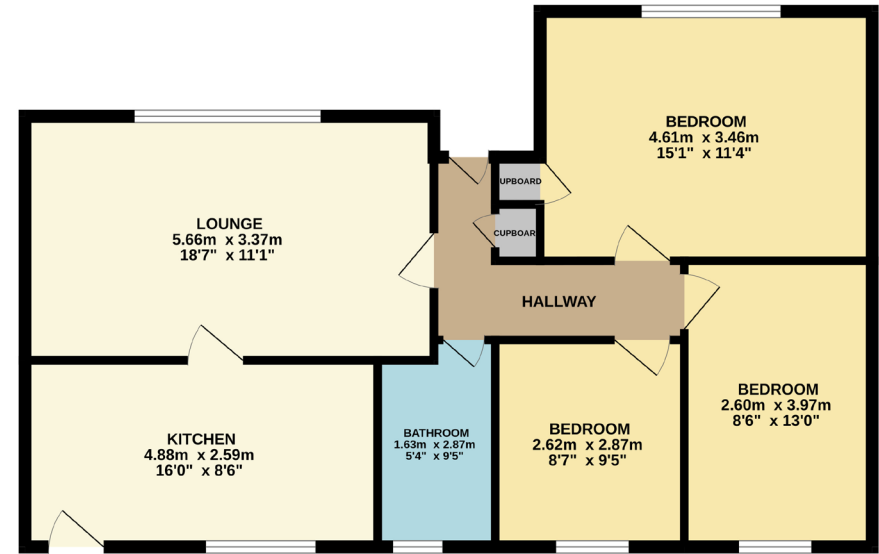
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/MALCD02-02





GROUND 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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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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