



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents





# 6 REOCH PARK

SPRINGHOLM, CASTLE DOUGLAS, DG7 3LL

Well-proportioned 3 bedroom semi-detached home located in a quiet cu-de-sac in the village of Springholm.



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## Accommodation:

### Ground Floor:

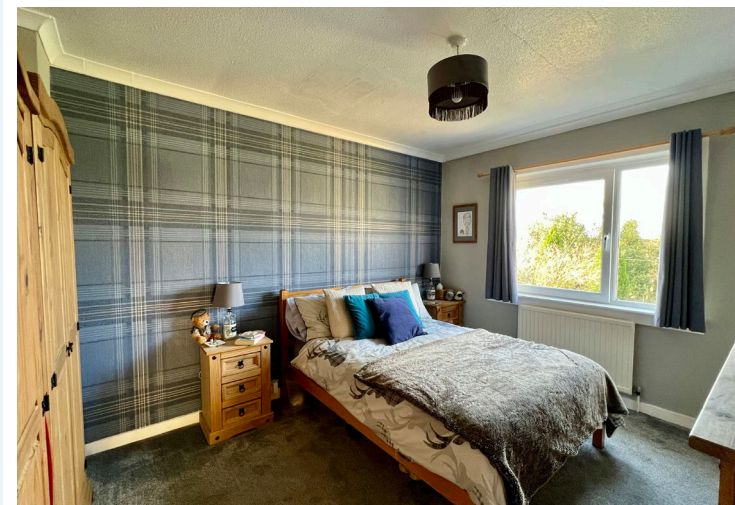
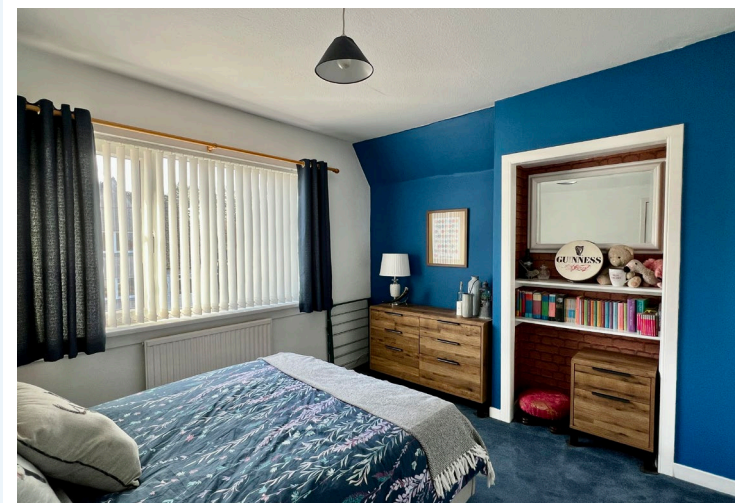
Front Porch  
Reception Hallway  
Bathroom  
Sitting Room  
Kitchen

### First Floor:

Landing  
Double Bedroom 1  
Double Bedroom 2  
Double Bedroom 3

### Outside:

Front and Rear Gardens.  
Garage. Open fronted  
wooden store.





6 Reoch Park is a well presented 3 bedroom semi detached home providing bright and spacious accommodation throughout. The property would be ideal for a first time buyer or as a buy to let investment. Conveniently located for easy access onto the A75 for those working in Dumfries or in nearby 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 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

Accessed from the front garden through UPVC obscure glazed door into:-

FRONT PORCH 1.44m x 3.10m

UPVC double glazed window to front and side providing additional natural light. Internal double glazed window looking into hallway. Coat hooks. Wall light. Oak effect cushioned vinyl flooring. Wooden glazed door leading into :-

RECEPTION HALLWAY 2.07m x 2.65m

Spacious reception hallway with carpeted staircase leading up to first floor level. Ceiling light. Smoke alarm. Radiator. Under stair storage cupboard. Fitted carpet. Doors leading off to sitting room and bathroom.

BATHROOM 2.40m x 2.64m

Suite of white wash hand basin, W.C. and bath. Obscure uPVC double glazed window to rear with roman blind above. Walk in shower cubicle with mains shower. Chrome heated towel rail. Wall mounted fan heater. Ceiling spotlights. Tiled splash backs to chest height on two walls. Tiled splash backs around bath. Ceramic tiled floor.

SITTING ROOM 4.55m x 3.62m narrowing to 3.26m

Generous front facing reception room with ample natural light from large uPVC double glazed picture window with Venetian blinds, curtain pole and curtains above. Central feature fireplace with living flame effect fire and electric fan heater. TV aerial point. 3 wall lights. Dimmer light switch. Ceiling cornicing. Ceiling light. Oak effect laminate flooring. Door leading to:-

KITCHEN 4.33m x 2.53m

Located at the rear of the property and accessed directly from the sitting room the Kitchen benefits from a good range of Beech effect fitted kitchen units with laminate work surfaces. Electric integrated hob. Space for dishwasher. Space for

fridge-freezer. Integrated eye level double oven and grill. Stainless steel chimney style extractor head. Chrome heated towel rail. Cupboard housing RCD consumer unit and fuse box and electric meter. Solar panel isolation switch. uPVC double glazed window overlooking garden. uPVC double glazed door leading out to garden. Plumbing for washing machine. Ceramic tiled floor.

Carpeted staircase with wooden hand rail and bannister leading to first floor level.

LANDING 1.15m x 2.28m

A UPVC double glazed tilt and turn window to side. Provides additional natural lighting over the stairwell. Built in cupboard with hanging rail providing useful additional storage. Partially coombed ceiling. Ceiling light. Fitted carpet.

DOUBLE BEDROOM 1 2.59m x 2.60m

uPVC double glazed window to rear with curtain pole and curtains above. Recessed alcove with built in shelving. Radiator. Fitted carpet.

DOUBLE BEDROOM 2 3.16m x 3.99m

uPVC double glazed tilt and turn window to rear with curtain pole and curtains above. Radiator. Built in cupboard with shelving. Ceiling cornicing. Ceiling light. Fitted carpet.

DOUBLE BEDROOM 3 3.62m x 3.19m

uPVC double glazed tilt and turn window to front with Venetian blinds, curtain pole and curtains above. Recessed alcove with built in shelving. Partially coombed ceiling. Radiator. Fitted carpet.

Outside

GARAGE 2.72m x 5.05m

Currently used as a studio area, this single garage has also been used as a home gym. uPVC pedestrian door to front. uPVC double glazed window to front. 4 hardwood obscure double glazed windows to side. uPVC double glazed window



to rear. Built in workbench. Ceiling lights. Wooden door leading to rear garden. Laminate flooring.

GARDEN

Front garden is mainly laid to gravel with off street parking for 3 cars. The rear garden is fully enclosed on all sides with a gate at the rear leading out to park.

There is a paved patio area immediately outside the kitchen with path leading to rear of garden to a formal lawned area and further gravel area beyond. To one side is a generous open fronted wooden store which could be used as a summer house or garden store.

LPG gas tanks.

BURDENS

The Council Tax Band relating to this property is B.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, LPG 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.”

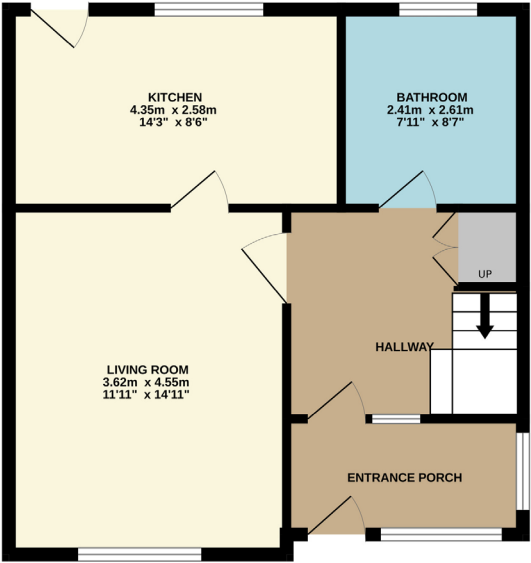
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: [property@williamsonandhenry.co.uk](mailto:property@williamsonandhenry.co.uk)).

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

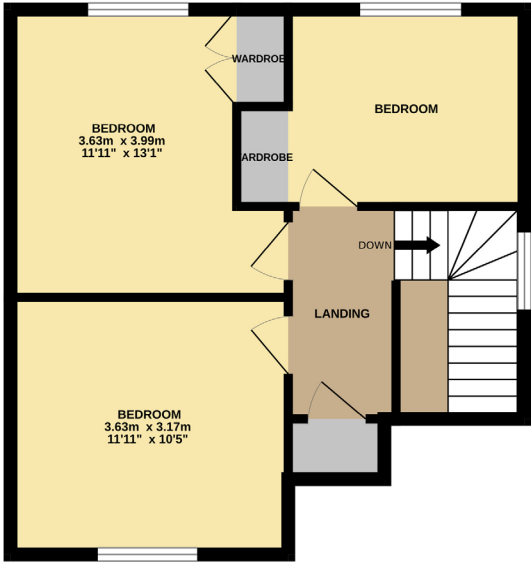
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/CARSR05-02

GROUND FLOOR



1ST 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

**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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