



WILLIAMSON
& HENRY
Solicitors & Estate Agents



9 QUEENSHILL PARK

RINGFORD, CASTLE DOUGLAS, DG7 2AJ

A well-presented semi-detached four bedroom house enjoying a generous plot with views across neighbouring farmland to front and rear.



Accommodation:

Ground Floor:

Reception Hallway
Sitting Room
Kitchen
2 Double Bedrooms
Bathroom

First Floor:

2 Double Bedrooms,
one with ensuite Shower
Room

Outside:

Front and Rear Gardens.
Garden Room.

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9 Queenshill Park is a well-presented spacious home which is well-positioned within a generous plot enjoying an open aspect to rear with views across the garden to farmland beyond. This lovely home has been thoughtfully modernised and 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 6 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 Artists’ 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 the front garden through uPVC double glazed door leading to:

RECEPTION HALLWAY 3.27m x 2.05m

Bright and spacious reception hallway with doors leading off to sitting room, bathroom and two double bedrooms. Two built-in cupboards providing useful additional storage. Ceiling light. Radiator. Fitted carpet.



SITTING ROOM 4.79m x 3.67m

A bright and spacious front facing sitting room with uPVC double glazed picture window to front with wooden blinds above enjoying fine views across the front garden to farmland beyond. A further uPVC double glazed window to side with blinds above provides additional natural light. Inglenook style fireplace with cast iron wood burning stove on paved hearth with wooden mantel above. Recessed alcove to side. Ceiling light. Fitted carpet. Wooden glazed door leading to :-

KITCHEN 4.62m x 2.49m

Contemporary kitchen with a good range of high gloss fitted kitchen units with butcher block wooden work surfaces. Under stairs storage area. Tiled splash backs. Contemporary extractor hood. Integrated electric induction hob. Integrated electric oven. Wall-mounted cupboard housing RCD consumer units. Slimline dishwasher. Contemporary matt black sink with mixer tap above. uPVC double glazed picture window overlooking rear garden to fields beyond. Contemporary graphite vertical radiator. uPVC obscure glazed door leading out to garden. Ceiling spot lights. Carpeted staircase with wooden handrail and banister leading to first floor level. Solid wooden floor.

DOUBLE BEDROOM 1 (front facing) 3.79m x 2.82m

Good sized ground floor double bedroom with ample natural light from uPVC double glazed window to front with curtain pole and curtains above. Radiator. Fitted carpet.

DOUBLE BEDROOM 2 (rear facing) 3.88m x 3.54m

A further generous ground floor double bedroom, with UPVC double glazed window to rear overlooking garden to farmland beyond. Radiator. Ceiling light. Fitted carpet.

BATHROOM

Well positioned ground floor bathroom with suite of white WC, wash hand basin and bath with electric shower above. Tiled splash backs. uPVC double glazed obscure window to rear. Radiator. Fixed bathroom mirror. Ceiling light. Ceramic effect tiled floor.



Carpeted staircase from Kitchen with wooden handrail and bannister leading to first floor level. UPVC double glazed window to rear provides additional natural light over stairwell.

First Floor Level

FIRST FLOOR LANDING

Partially coombed ceiling. Under eaves storage cupboard. Smoke alarm. Doors leading off to two double bedrooms. Recessed LED ceiling spot light. Fitted Carpet.

MASTER BEDROOM (with ensuite shower room) 4.45m x 3.18m

Bright and spacious master bedroom with fitted carpet. Two wooden Velux windows to rear with two further Velux windows to front with fine view across neighbouring farmland. Graphite grey contemporary radiator. Recessed ceiling spot lights. Fitted carpet. Door leading to:

Ensuite Shower Room 2.58m x 0.92m

Suite of white wash hand basin with mixer tap, white WC and large walk-in shower cubicle with mains shower above. Tiled splash backs. Graphite grey radiator. Velux window to rear. Extractor fan. Tiled flooring.

DOUBLE BEDROOM 4 3.48m x 3.33m

Generous double bedroom with partially coombed ceiling. Graphite grey contemporary radiator. Velux windows to front and rear. Under eaves storage cupboard. Fitted carpet

FRONT GARDEN

The property benefits from a generous front garden, which is mainly laid to gravel and lawn. The gravel drive way provides ample off street parking for a number of cars.





REAR GARDEN

The fully enclosed rear garden can be accessed from the Kitchen and the side of the property. The garden is mainly laid to lawn and backs on to neighbouring farmland. To one side is a generous wooden garden room which is currently used as a work shop space but could easily be used a home office or simply for enjoying the garden. The garden room has upvc double glazed windows and doors.

BURDENS

The Council Tax Band relating to this property is B.

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 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."

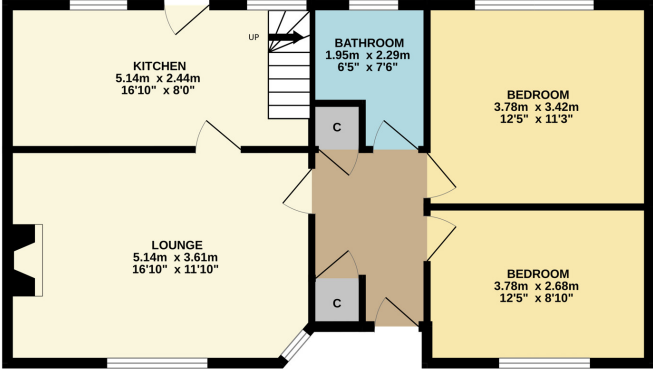
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

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

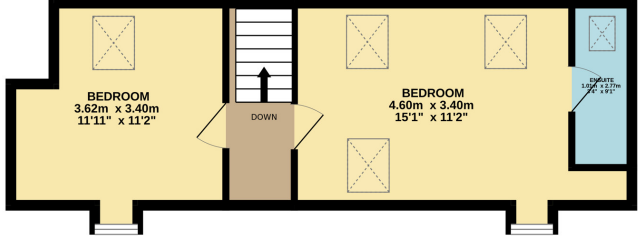
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/WOODS02-01

GROUND FLOOR



1ST FLOOR



Where every attempt has been made to ensure the accuracy of the information contained herein, 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. Made with Metropix 6/2025

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 to 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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