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WILLIAMSON  
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Solicitors & Estate Agents



# 21 RHONEPARK CRESCENT

CROSSMICHAEL, CASTLE DOUGLAS, DG7 3BN

Delightful detached two bedroom bungalow enjoying a quiet end of cul-de-sac location on the edge of Crossmichael.



## Accommodation:

### Ground Floor:

Entrance Vestibule  
Entrance Hallway  
Dining Room  
Kitchen  
Sitting Room  
Double Bedroom 1  
Double Bedroom 2  
Shower Room

### Outside:

Garden. Garage. Summer House.

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21 Rhonepark Crescent enjoys a quiet location at the end of a cul-de sac within a sought after private residential development, set in wonderful garden with a pleasant outlook across neighbouring properties to the loch beyond.

Crossmichael itself is an attractive small Galloway village set on the eastern banks of the River Dee and Loch Ken with a good range of facilities including an active marina, village store and pub. The property is ideally located for a wide range of sport and outdoor activities, lying beside Loch Ken, approximately 3.5 miles from the thriving market town of Castle Douglas and within close proximity of the Galloway Forest Park.

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

Entered from front garden through uPVC composite door with obscure glazed side panel into:-

### ENTRANCE VESTIBULE

Fitted entrance mat. Ceiling cornicing. Ceiling light. Wooden oak effect glazed door with glazed panel to side into:-

### ENTRANCE HALLWAY

Bright, wide welcoming reception hallway. Ceiling light. Doors leading off to all main accommodation. Built in cupboard. Fitted Carpet.



### DINING ROOM 2.40m x 3.52m

Light and airy dining room with archway leading through to the Kitchen and uPVC double glazed French doors provide direct access out to the rear garden. Ceiling light. Karndean tile-effect flooring.

### KITCHEN 2.70m x 3.52m

Spacious kitchen with a good range of shaker-style fitted units and laminate work surfaces. Karndean tile-effect flooring. Stainless steel one and a half bowl sink with mixer tap and drainer to side. Lamona integrated electric halogen hob. Lamona dishwasher. Integrated eye-level electric oven. uPVC double glazed picture window to rear with roller blind. uPVC composite door leading out to side garden and doorway leading through to sitting room.

### SITTING ROOM 5.20m x 4.20m

Bright and spacious front facing reception room overlooking garden and neighbouring properties to Loch Ken and the hills beyond. Large uPVC double glazed picture window providing an abundance of natural light with curtain pole and curtains above. Ceiling cornicing. Ceiling light. Radiator. Fitted carpet. Door leading through to kitchen.

### DOUBLE BEDROOM 1 3.25m x 3.25m

Well-proportioned light and airy front facing double bedroom enjoying a pleasant outlook across the garden to the loch beyond. uPVC double glazed picture window with curtain pole. Radiator. Built in cupboard with hanging rail and shelving. Ceiling light. Fitted carpet.

### DOUBLE BEDROOM 2 3.55m x 3.25m

Rear facing double bedroom with built in cupboard with hanging rail and shelving. uPVC double glazed picture window. Radiator. Ceiling cornicing. Ceiling light. Fitted carpet.

### SHOWER ROOM 1.90m x 2.55m

Generous shower room with large corner shower cubicle with mains shower. Chrome heated double towel rail. Modern vanity unit with inset wash hand basin and mixer tap. White W.C. Obscure uPVC double glazed window to rear with roller blind. Recessed ceiling light. Limed oak effect flooring.



## Outside

### FRONT GARDEN

Delightful front garden mainly laid to lawn interspersed with well-established flower beds with a variety of perennials and shrubs providing colour and interest all year round. A concrete path round the perimeter of the property gives easy access to the side and rear garden and leads to a delightful wooden summerhouse with vinyl floor enjoying fine views across the garden to Loch Ken beyond.

### REAR/SIDE GARDEN

Mainly laid to lawn with generous flower beds with well-established shrubs and perennials including hellebore, primulas and privet. Good sized paved patio area with direct access to dining room providing an ideal spot for al fresco dining. Pond with water feature. Productive fruit bed with gooseberry bushes, raspberry canes and rhubarb. Oil tank.

### GARAGE 3.25m x 7.70m

Good sized garage with concrete base, up & over door, power and lighting. The garage ceiling space could be floored to provide useful additional storage. RCD consumer unit and fusebox. Two fluorescent strip lights. uPVC double glazed window to rear. It may be possible subject to appropriate planning consents to incorporate the garage to provide additional accommodation.

## BURDENS

The Council Tax Band relating to this property is a Band E.

## ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band D.

## SERVICES

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

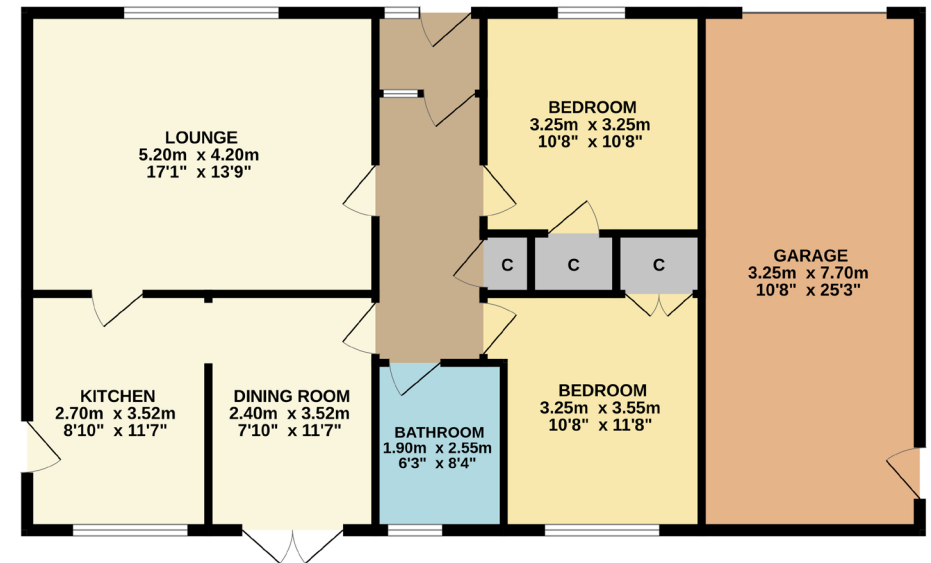
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

Ref: SAK/LNM/SPENJ01-03



## 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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