



**WILLIAMSON  
& HENRY**  
Solicitors & Estate Agents



# SOUTH LODGE

Queenshill, Ringford, Castle Douglas, DG7 2AL

**Former estate lodge tastefully renovated and upgraded to provide charming, yet easily maintained accommodation in a semi-rural setting easily accessed from the A75.**

#### **Accommodation:**

Entrance Porch  
Living Room  
Sitting Room  
Kitchen Dining Room  
2 Bedrooms  
Shower room

#### **Outside:**

Gardens  
Monoblock Drive for off road parking  
Log Store  
Garden Shed





South Lodge is a very attractive detached property in a private location which has been tastefully decorated throughout. The property is in walk-in condition and some of the furnishings and fittings are available to purchase by separate negotiation. This property has all the charm of the traditional former Gate Lodge but has a modern decorative taste creating the perfect balance between original features and bright modern living.

Ringford is a semi-rural village located 7 miles to the east of Scotland's Food Town, Castle Douglas, and 5 miles from the Harbour town of Kirkcudbright. Both Kirkcudbright and Castle Douglas have a variety of individual shops, restaurants and cafes offering an excellent selection of food and services. Both towns also benefit from both primary and secondary schools, supermarkets, health centre, library, swimming pool and golf course amongst its other varied services and pursuits. The surrounding area is full of natural beauty and is popular with outdoor enthusiasts for walking, cycling, bird watching and fishing, and a wide range of water sports are available nearby at Loch Ken Activity Centre. The Solway Coast is also within easy reach and with the A75 Euro route bypassing Ringford the connections to further afield are excellent.

## ACCOMMODATION

### ENTRANCE PORCH 6'7" x 3'6" (2.01m x 1.09m)

Traditional oak door with leaded glass panel. Single glazed windows to either side of door and to side walls. Wood floor. Wooden inner door opening to passage leading to:

### LIVING ROOM 11'3" x 10'1" (3.43m x 3.07m)

Wood floor. uPVC double glazed windows to front with wide wooden window shelves. Radiator with thermostatic valve. Telephone point. Stone hearth, with reclaimed timber mantle, housing log burner/multi-fuel stove. Door to kitchen dining room.

### SITTING ROOM 10'03" x 8x11" (3.13m x 2.73m)

Open plan to living room. Bright and sympathetic slate roof extension to create additional living accommodation. TV point. Wood floor. uPVC double glazed windows to both sides with double doors in the end wall leading to the garden. Roller blinds to windows and curtains to doors. Ceiling spot lights. Outside light.

### KITCHEN DINING ROOM

22'4" at longest x 8'8" at widest (6.82m at longest x 2.66m at widest)

Wooden exterior door with decorative glazed panel. White cupboards with Butcher's block wooden work surfaces. Tiled splashbacks and tiling to waist height. Integrated breakfast bar beneath window. Enamelled Belfast sink. Three uPVC double glazed windows to rear with roller blinds. Radiator with thermostatic valve. Built-in Schott Ceran Lamona ceramic hob, Lamona double oven, and cookerhood. Cupboard housing Worcester oil fired boiler. Cupboard housing electric switchgear. Built-in fridge freezer. Built-in Lamona washer dryer. Telephone point. Access to bedroom 2 and bathroom.

### BEDROOM 1 11'10" x 10'4" (3.61m x 3.16m)

A short hallway at the front door from the living room leads to this bedroom. Wooden floor. Access hatch to loft. uPVC double glazed windows to front and side with wide window ledges. Radiator with thermostatic valve. Built-in shelved cupboard. Original cast iron fire.

### BEDROOM 2 12'4" x 9'7" (3.76m x 2.94m)

Wooden floor. uPVC double glazed windows to front and side with wide window ledges. Radiator with thermostatic valve.

### BATHROOM 8'9" x 6'4" (2.69m x 1.93m)

Generous walk in shower area (approx. 1.80m x 1.00m, 5'10" x 3'0") with rain forest duo shower head fitment and glazed shower screen. Dual flush WC and wash hand basin set in vanity storage unit. uPVC double glazed window to rear with wide window ledge and roller blind. Low voltage downlighters. Extractor fan. Wall mounted towel rail.

## OUTSIDE

### GARDENS

Hard landscaped garden ground to front for ease of maintenance with monoblock drive for off road parking. Slabbed and concrete pathways and flower borders. Timber decking to the side. Oil storage tank. Rotary clothes dryer. To the other side of the property there is a small lawn and flower borders.

## OUTBUILDINGS

### LOG STORE 6'4" x 3'6" (1.93m x 1.09m)

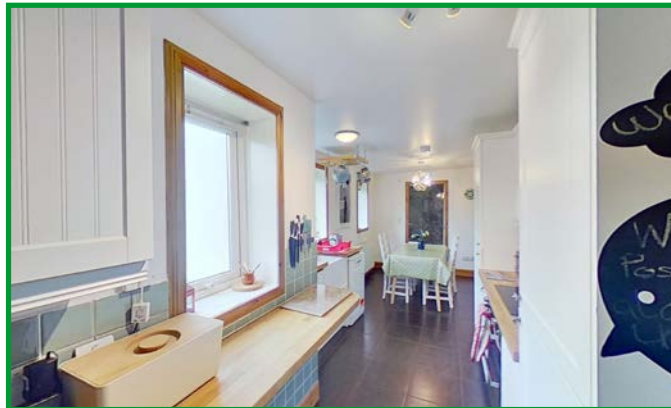
Brick built with corrugated tin roof.

## 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, septic tank drainage, oil central heating, 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 One Survey on 0141 338 6222 or by simply logging on to [www.onesurvey.org](http://www.onesurvey.org)

## GENERAL ENQUIRIES, VIEWING & OFFERS

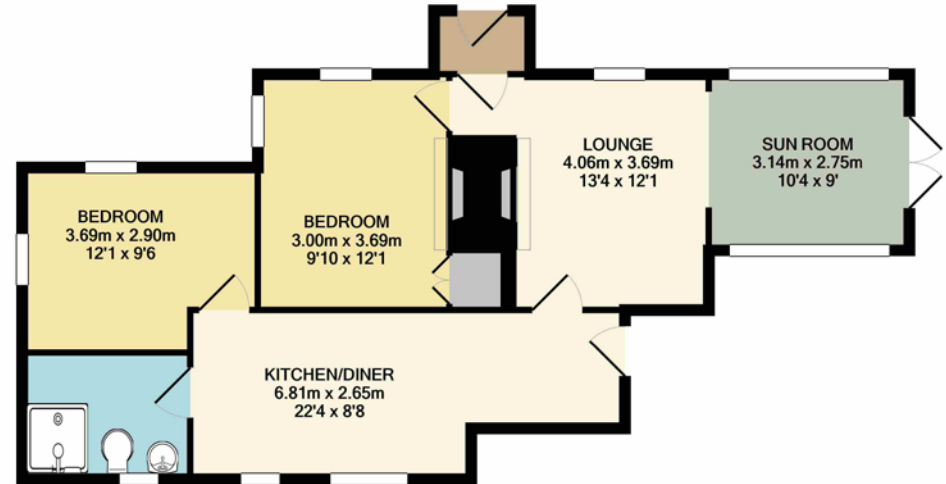
We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (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 332057.

Ref: IMR/SM/JOHNA07-10



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix ©2021

**PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049**

**GENERAL OFFICE: 13 St. Mary Street, Kirkcudbright, DG6 4AA Tel: (01557) 330692**

**NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440**

Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. SO303783. Registered Office: 13 St Mary Street, Kirkcudbright, DG6 4AA

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.

[www.williamsonandhenry.co.uk](http://www.williamsonandhenry.co.uk)

