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Solicitors & Estate Agents





# Etive Mhor

Ringford, Castle Douglas, DG7 2AL

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

**Etive Mhor is an attractive semi-detached double fronted home located in the quiet village of Ringford within easy access of the A75.**

## **Ground Floor:**

Hallway  
Sitting Room  
Kitchen / Dining Room  
Utility Room  
WC

## **First Floor:**

3 Double Bedrooms  
Family Bathroom

**Outside:** Off Street Parking.  
Large Rear Garden.

UPVC Double Glazing, Oil Fired  
Central Heating.



Etive Mhor is a traditional semi-detached stone built property situated in the peaceful village of Ringford. The property offers well-proportioned spacious accommodation throughout.

The large south facing garden is mainly laid to lawn with gravelled seating area to the rear of the house.

With the advantages of quiet village life, easily maintained garden and central Galloway location the property would make a comfortable family home or excellent retirement property. Ringford is conveniently located at the side of the A75 and is surrounded by picturesque countryside. Within easy reach of both Castle Douglas and Kirkcudbright by car or the regular bus service from the village. Both towns offer a variety of individual shops, restaurants and cafes, primary and secondary schools, supermarkets, health centres, libraries, swimming pools and golf courses. The surrounding area is one of natural beauty and is popular with outdoor enthusiasts for walking, cycling, bird watching and fishing, with a wide range of water sports a short drive away at Loch Ken Activity Centre.

Entrance is through a UPVC double glazed door into the entrance hallway.

**ENTRANCE HALLWAY** 1.63m x 1.70m (5'3" x 5'6")

UPVC obscure glazed door from the pavement. Radiator. Carpet. Under stairs storage cupboard and staircase leading up to first floor level.

**SITTING ROOM** 4.79m x 3.46m (15'7" x 11'3")

Well-proportioned sitting room with large windows with deep sills to the front and rear overlooking the garden. TV aerial point. Smoke alarm. Ceiling light and shelves. Carpet. Two radiators.

**OPEN PLAN KITCHEN DINING ROOM** 8.45m x 2.66m (27'7" x 8'7")  
(Dining area length is 4.22m long width is 2.66m)  
(Kitchen length is 3.67m width 2.99m widening to 3.66m)

This lovely well thought out kitchen dining space is an ideal space for entertaining as it extends the full depth of the house. There are a wide variety of Oak effect fitted kitchen units with Formica work surfaces above. Tiled

splash back. Space for Integrated dishwasher. Large 'Leisure' range cooker with stainless steel splash back and electric hob above. Stainless steel one and a half bowl sink with mixer tap. Built in breakfast bar with fitted cupboards underneath. Ceiling spotlights. Smoke alarm. Tile effect laminate flooring. Large window to the front with Roman blind above. Radiator. Doorway leading to utility room and WC.

**UTILITY ROOM** 3.37m x 2.12m at widest narrowing to 1.52m (11' x 6'9")

Well located utility area accessed directly from the Kitchen and from the rear garden. Large walk in cupboard with shelving. Tile effect laminate flooring. Wooden wall cupboard. Storage shelf under eaves. Plumbing for washing machine. Built in kitchen cupboard with sink and splashback behind. Loft access hatch and ceiling light. Wooden glazed doorway to rear garden and patio area. Doorway leading to WC.

**W.C** 2.16m x 0.83m (7' x 2'7")

Laminate flooring. White W.C. Obscure glazed window to the rear.

**FIRST FLOOR**

Carpeted staircase leading to first floor level and all three double bedrooms. Large window overlooking the rear garden providing natural light. Curtain track and curtains.

**BEDROOM 1** 2.76m x 2.89m (9' x 9'4")

Well-proportioned bedroom with large window overlooking the rear garden. Radiator. Ceiling light. Carpet.

**DOUBLE BEDROOM 2** 3.88m x 2.75m (12'7" x 9')

Front facing with large double glazed window overlooking the adjacent woodland. Radiator. Curtain track and curtains. Shelved cupboard with hanging rail.

**BEDROOM 3** 3.68m x 4.30m (12' x 14'1")

The largest of the three bedrooms is front facing with window overlooking the

woodland opposite. Curtain track and curtains. Airing cupboard housing hot water cylinder. Further cupboard with hanging rail and shelving. Ceiling light. Carpet. Radiator. Built in wardrobes.

**BATHROOM** 3.16m x 1.82m (10'3" x 5'9")

Spacious family bathroom with ceramic slate effect floor tiles. Built in vanity unit; integrated wash hand basin with mixer tap above. W.C. Large obscure glazed window overlooking the rear. Mirrored bathroom cabinet. White bath with mixer tap and shower above. Ceiling lights. Tiled splash back. Chrome heated towel rail.

**OUTSIDE**

There is off street parking accessed via the driveway to the side of the property with a path which leads round to the rear entrance to the property. The extensive South facing rear garden is mainly laid to lawn with a gravel patio area immediately outside the rear. This garden offers plenty of flexibility and scope for a variety of purchasers.

**BURDENS**

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

**ENERGY PERFORMANCE RATING**

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

**SERVICES**

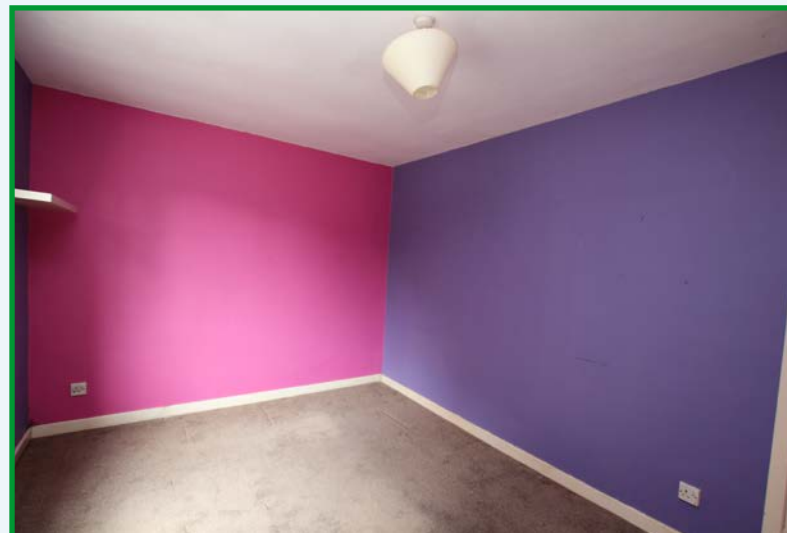
The agents assume that the subjects are served by mains water, mains electricity, septic tank drainage but no guarantee can be given at this stage.

**ENTRY**

Subject to negotiation.

**HOME REPORT**

A home report has been prepared for this property and can be obtained by contacting One Survey on 0141 338 6222 or by simply logging on to [www.onesurvey.org](http://www.onesurvey.org)



## GENERAL ENQUIRIES, VIEWING & OFFERS

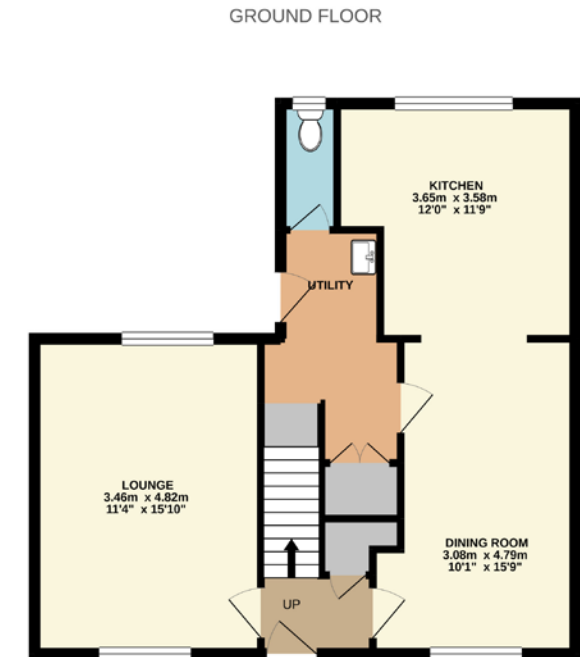
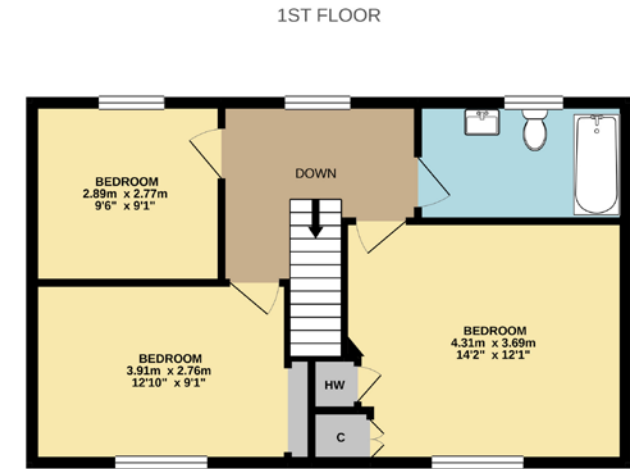
We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that 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 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/KW/ROBEG02-03



**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**

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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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