



WILLIAMSON
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Estate Agents



2 Queenshill Park

Ringford, DG7 2AJ

www.williamsonandhenry.co.uk

Well-presented three bedroomed semi-detached bungalow with good sized garden

Accommodation:

Hall
Living Room
Kitchen
3 Double Bedrooms
Shower Room

Outside:

Garden
Shed

UPVC Double Glazing throughout.
Oil Fired Central Heating.



2 Queenshill Park is a recently refurbished three bedroom semi-detached home with well-proportioned accommodation all on one level and benefits from a good sized garden to the front and rear. This lovely home benefits from a pleasant open aspect to the front up Queenshill Park, with no houses opposite, and views to the surrounding countryside to both the front and rear.

Ringford is a semi-rural village located 7 miles to the west 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 town's 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 one of natural beauty and is popular with outdoor enthusiasts for walking, cycling, bird watching and fishing, and a wide range of water sports are a ten minute drive away at Loch Ken Activity Centre. The Solway Coast is also within easy reach and with the A75 Euro route easily reached from the town, the connections to further afield are excellent.

ACCOMMODATION

Accessed via a path from the front garden through a UPVC obscure glazed door in to:-

HALL 4.26m x 3.79m (maximum) (13'11" x 12'05")

uPVC obscure glazed exterior door. Wood effect Amtico vinyl tiles. Full height built-in deep shelved cupboard. Loft access hatch. Radiator. Coat Hooks.

LIVING ROOM 4.59m x 3.67m (15'00" x 12'00")

This light bright space has ample space for both dining and sitting. Large window overlooking the rear garden. Wood effect laminate flooring. Cast Iron wood burning stove set on polished concrete hearth. Window to side. Ceiling light. Radiator. Glazed door leading to:-

KITCHEN 3.71m x 2.64m (12'02" X 8'07")

This spacious light kitchen has a variety of fitted 'Shaker' style kitchen units in cream with marble effect Formica work surfaces and tiled splash back. Window with outlook to front garden with roman blind above. 1 ½ bowl stainless Steel sink with mixer tap. Breakfast bar area with radiator underneath. Plumbing for washing machine. Window to side. Electric induction hob with stainless steel extractor fan above. Built in eye level Zanussi electric double oven. Door leading to rear porch with cupboard above housing electric meter. Wood effect floor.

REAR PORCH 2.02m x 2.02m (6'6 x 6'6)

Wood effect vinyl flooring. Double glazed window to side. Coat Hooks. UPVC obscure glazed door giving access to the rear garden.

DOUBLE BEDROOM 1 (FRONT) 3.08m x 3.06m (12'05" x 10'00")

Front facing window with pleasant outlook to woods and fields. Radiator. Built-in shelved cupboard. Ceiling light. Carpet. Roller blind.

DOUBLE BEDROOM 2 (REAR) 3.82 m x 3.36m (12'06" X 11'00")

Rear facing double glazed window with outlook down the rear garden over the roofs of adjacent houses to surrounding countryside. Built-in cupboard with hanging rail beneath and shelf over. Radiator. Carpet. Ceiling light.

DOUBLE BEDROOM 3 (REAR) 3.29m x 3.06m (10'09" x 10'00")

Rear facing uPVC double glazed window. Built-in wardrobe with hanging rail and shelf over. Carpet. Radiator.

SHOWER ROOM 1.89m x 1.68m (6'02" x 5'05")

Wash hand basin and W.C. both in white. Corner shower cabinet fitted with mains water shower. Anti-slip vinyl flooring. Shower wall splash back. Extractor fan. Ceiling light. Obscure double glazed window.

OUTSIDE

To the front there is a graveled drive allowing off road parking for two cars with further parking on the road. A paved path leads to the front door and there is a flower bed to the side of this with an area of grass also. Paved path along the front of the house leading to a gateway which gives access through to the side of the house where there is a patio area. Wooden shed. The rear garden nearer the house is largely laid to lawn and there is a paved and gravel path immediately along the rear of the house. The garden continues down for some distance with vegetable beds and fruit canes, narrowing as it goes.

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, and mains drainage but no guarantee can be given at this stage. It is understood that mains gas is available in Ringford.



GROUND FLOOR

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

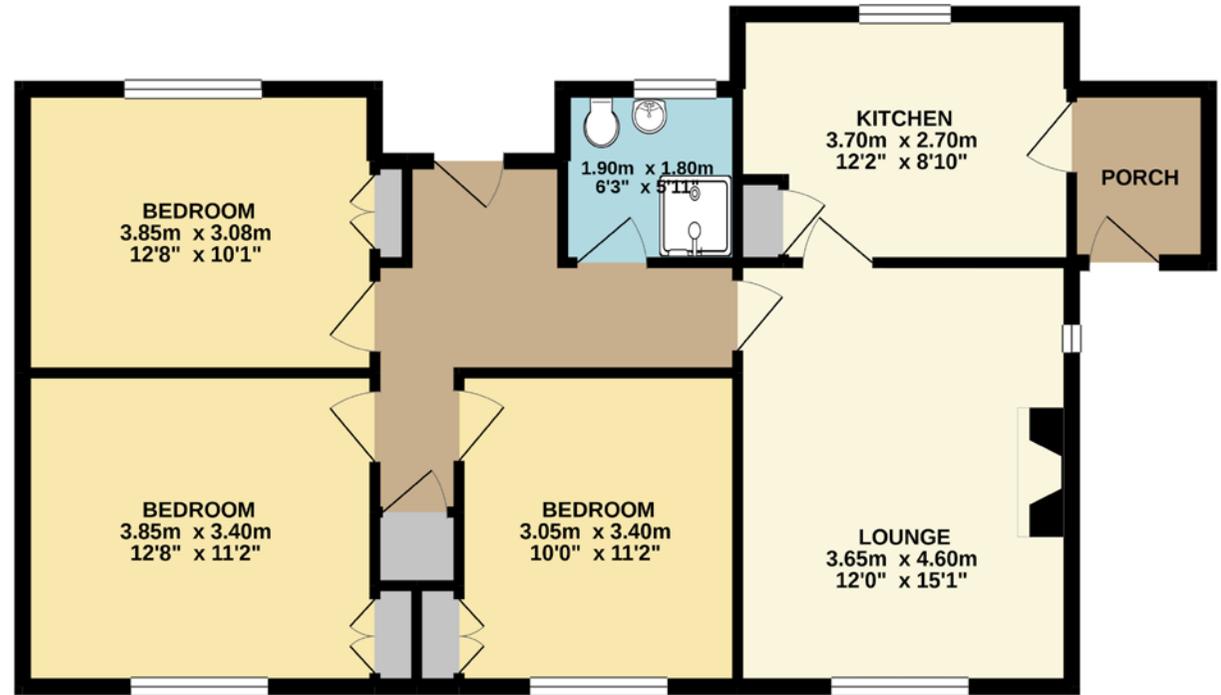
GENERAL ENQUIRIES, VIEWING & OFFERS

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).

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: SAK/SM/BRUNJ01-01



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

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