



Barlanrig, Ringford, Castle Douglas, DG7 2AL



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Offers in the region of £240,000

“Beautifully presented, detached family home with adjoining stone built garage in attractive village location”

Ground Floor

- + Lounge
- + Study
- + Kitchen

First Floor

- + 3 Bedrooms
- + Bathroom

Outside

- + Small Garden
- + Garage

EPC Rating C



LOCATION

The property is centrally situated within the small rural village of Ringford which is conveniently located off the A75 which lies approximately 6 miles from the town of Castle Douglas. Castle Douglas is a popular market town which has a good range of independent shops, primary and secondary schools, park with loch, churches, theatre, swimming pool and all other facilities commensurate with a town of its size. It is also well placed for making the most of the beautiful Galloway countryside.

DESCRIPTION

Beautifully presented, detached family home with adjoining stone built garage, previously the village blacksmith's, and garden. The property has been sensitively refurbished and upgraded by the seller to provide a delightful home that combines traditional features with contemporary styling.

The property enjoys light-filled, flexible accommodation arranged over two floors in excellent decorative order with modern fitted kitchen and bathroom, laminate and exposed wood flooring and downlighting. The property benefits from excellent storage, astragal UPVC double glazing, gas fired central heating and a wood burning stove in the lounge.

The ground floor flows from an attractive, light and airy entrance which leads to a spacious, light lounge with a double aspect and feature wood burning stove. Also located off the hall, is a modern fitted kitchen with walk-in cold pantry and separate broom cupboard. There is also a front facing study which could also be utilised as a ground floor bedroom. Upstairs, a spacious and light landing gives access to the three bedrooms (2 of which are double and 1 single), served by a modern fitted bathroom.

ACCOMMODATION

Ground Floor

Entrance Hall

Bright and welcoming entrance with part glazed UPVC external front door; two astragal side windows; grey coloured laminate flooring; staircase to the first floor; under stair storage cupboard with hooks and shelf; telephone point; smoke alarm; downlights; radiator; doors to lounge, kitchen and study.

Sitting Room

Comfortable, bright room with astragal windows to the front and rear, each with deep natural wood sills; feature wood burning stove on a slate hearth; smoke alarm; dimmer switch; fitted carpet; two radiators; door to garage.

Study

Good sized room with astragal window to the front with natural wood sill; downlights; fitted carpet; radiator.

Kitchen

Another light-filled room with two large rear facing windows; white modern fitted floor units with a complementing grey stone effect worktop and a white tiled splash-back; stainless steel sink unit and drainer; built-in Lamona gas hob, oven and a chimney extractor above; integrated dishwasher and washing machine; walk-in shelved cold pantry also storing the electric meter; built-in broom cupboard with fitted storage shelving; downlights; smoke alarm; dimmer switch; grey coloured laminate flooring; white vertical radiator.

First Floor

First Floor Landing

A painted wooden tread staircase with a natural wood hand rail leads to a spacious, bright first floor landing filled with natural light from the two rear facing windows, each with natural wood sills; exposed wooden flooring; access hatch to roof space; carbon monoxide alarm; smoke alarm; downlights; doors to all three bedrooms and the bathroom.

Bedroom 1

Attractive, spacious room with astragal windows to the front and rear with deep natural wooden sills; exposed wooden flooring; dimmer switch; two radiators.

Bedroom 2

Another double bedroom with astragal window to the front with natural wooden sill; exposed wooden flooring; built-in double wardrobe with hanging space and shelf above; downlights; dimmer switch; radiator.

Bedroom 3

Single bedroom with astragal window to the front with a natural wood

sill; exposed wooden flooring; built-in wardrobe with hanging space and shelf above; downlights; dimmer switch; radiator.

Bathroom

Obscure glazed window; white suite of bath with mains shower over, attractive grey tiled surround and screen, w.c. and wash-hand basin with fitted back lit wall mirror above; extractor fan; exposed wooden flooring; downlights; built-in airing cupboard with Worcester gas central heating boiler and radiator; chrome radiator rail.

OUTSIDE

Garden

There are attractive borders along the front of the property inside a decorative iron fence with gate. The garden area is located at the side of the garage and presently comprises a paved area with a small grass area and borders beyond. There is a plastic corrugated greenhouse and a washing line. A gravelled pathway leads on to a wooden garden shed and a further paved area. The garden is bounded by walling on two sides.

Garage

Attached stone built garage with a pitched, tiled roof and a cobbled/rubble floor; up and over vehicular access door; wooden side door to the garden; small rear window.

VIEWING

By appointment with the Selling Agents.

NOTE

Please note that there is no onward chain.

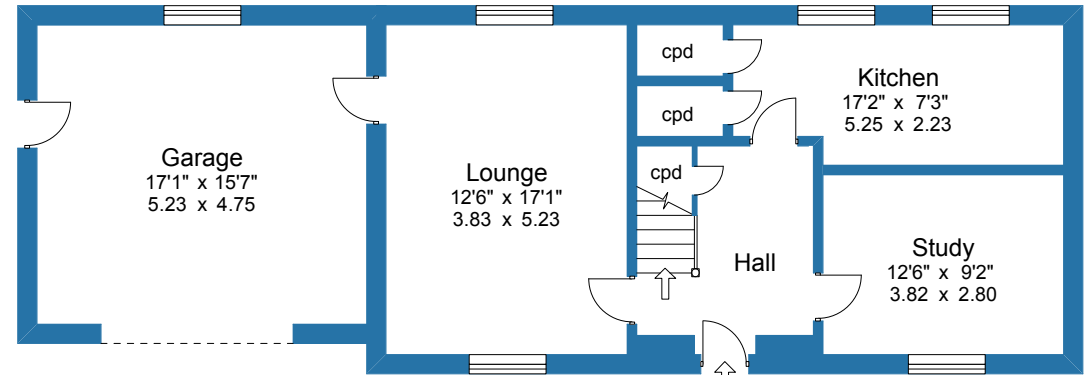
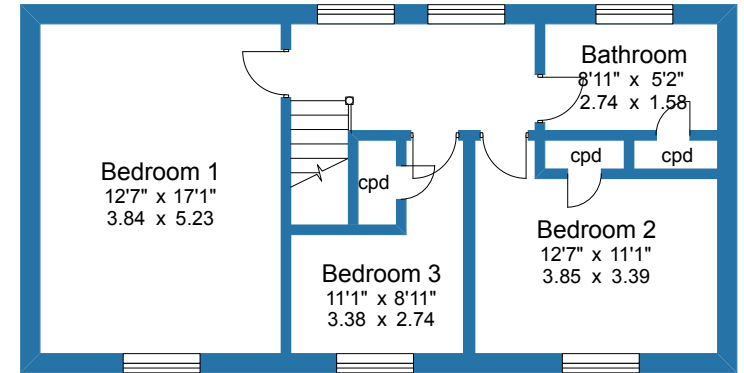
HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode for the property.

OFFERS

Offer in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.





For illustrative purposes only. Not to scale.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.
Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.
The photographs have been taken with a digital camera, using a wide angled lens.

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