



**12 St. Ringan Drive, Castle Douglas, DG7 1EP**



# 12 St. Ringan Drive, Castle Douglas, DG7 1EP

Offers over £260,000

“Well presented, two bedroom,  
detached bungalow with garage  
set in delightful established  
gardens”

## Ground Floor

- + Open plan Lounge and Dining Room
- + Kitchen
- + WC
- + Rear Porch
- + 2 Double Bedrooms
- + Shower Room
- + Partially floored loft

## Outside

- + Gardens
- + Garage
- + Integral Outhouse

EPC Rating D



## LOCATION

The property is situated within a cul-de-sac of an established private residential development within easy access of all local facilities and amenities in the town. Also known as "The Food Town", Castle Douglas offers a wide range of independent shops, restaurants, supermarkets, primary and secondary schools, park with loch, churches, theatre, swimming pool, golf course, health centre and all other facilities commensurate with a town of its size.

## DESCRIPTION

Well presented, detached bungalow with attached garage, set within delightful, established gardens. This lovely home offers spaciouly laid out, light filled rooms in good decorative order with UPVC double glazing and a gas-fired, warm air, vented central heating system.

A spacious entrance gives access to a light filled open plan lounge and dining room which enjoys a double aspect. A sliding door leads to a modern white gloss fitted kitchen which flows through to a rear hall with WC, shelved larder and rear porch with direct access to the rear garden. There are two front facing, double bedrooms, served by a modern fitted shower room. The attic space is partially floored with power and light.

## ACCOMMODATION

### Ground Floor

#### Vestibule

Obscure glazed external front door and side screen; tiled flooring; obscure glass inner door and side screens to entrance hall.

#### Entrance Hall

Most spacious entrance with solid natural wood floor and wood finishes; built-in cloaks cupboard with further storage cupboard above; central heating thermostat; large access hatch to roof space; heating vents in ceiling and floor; natural wood doors to all rooms and glazed door to the kitchen.

### Open plan Lounge and Dining Room

Attractive, spacious and light room with picture windows overlooking the gardens to both the front and rear; feature porthole window; solid natural wood floor and wood finishes; marble effect fire-place with remote control gas fire; coving; television point; telephone point; heating vent; sliding door through to the Kitchen.

## Kitchen

Bright room with window overlooking the rear garden; modern white gloss fitted wall and floor units with a complementing black stone effect worktop and upstand; stainless steel sink unit and drainer; Electrolux electric induction hob with splash-back and extractor hood above; space and plumbing for washing machine and tumble dryer; integrated fridge freezer; grey tiled flooring; telephone point; heating vent; sliding door to the rear hall.

## Rear Hall

Built-in shelved pantry; part glazed wooden door to the rear porch; sliding door to WC; tiled flooring; heating vent.

## WC

White suite of w.c. and wash-hand basin with splash-back; fitted wall mirror; extractor fan; tiled flooring.

## Rear Porch

UPVC double glazed on three sides; part glazed UPVC external door to the rear garden; tiled flooring.

## Bedroom 1

Spacious double bedroom with window to the front; white wash-hand basin in vanity unit with splash-back and fitted wall mirror above; television aerial connection; telephone point; natural wood finishes; smoke alarm; fitted carpet; heating vents.

## Bedroom 2

Another good sized double bedroom with window to the front overlooking the garden; white wash-hand basin in vanity unit with splash-back and fitted wall mirror above; natural wood finishes; fitted carpet; heating vent.

## Shower Room

Obscure glazed window to rear; white suite of w.c. and wash-hand basin with splash-back; shower enclosure with Mira Sport electric shower with a waterproof wall panelled surround; shower fan; built-in shelved airing cupboard; laminate flooring; chrome radiator rail; heating vent.

## Attic

A good sized access hatch leads to a partially floored attic with window, power and light.

## OUTSIDE

### Garden

The property is set within delightful, established, well stocked gardens containing a large variety of shrubs and small trees. A paved pathway leads to the front entrance with outside light. Gravelled pathways on each side lead to the rear garden.

The rear garden comprises a paved seating with a gate leading through to an attractive area of shrubs and small trees. A gravelled drying area at the side, gives access to the boiler room, rear garage door and a pathway to the front of the property. Outside water tap.

### Integral Outhouse

Wooden external door; stores Johnson & Stanley gas central heating boiler; light.

### Garage

Metal up and over door; concrete floor; UPVC window to the rear; wooden pedestrian door to the rear garden; light; meters and fuse box; gas meter.

## VIEWING

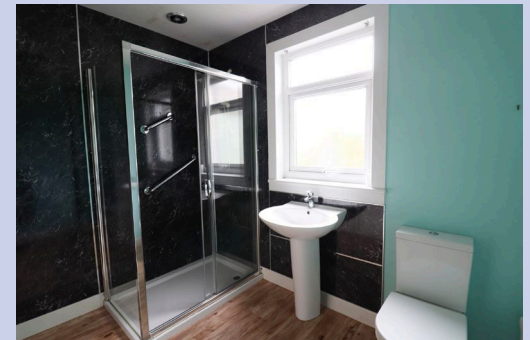
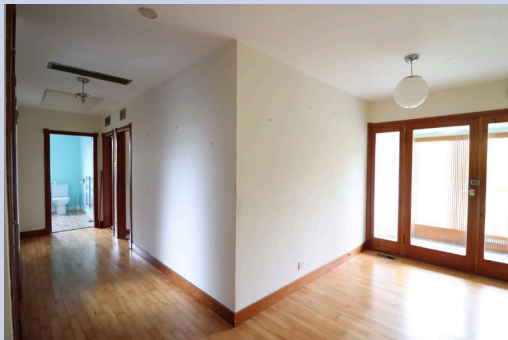
By appointment with the Selling Agents.

## HOME REPORT

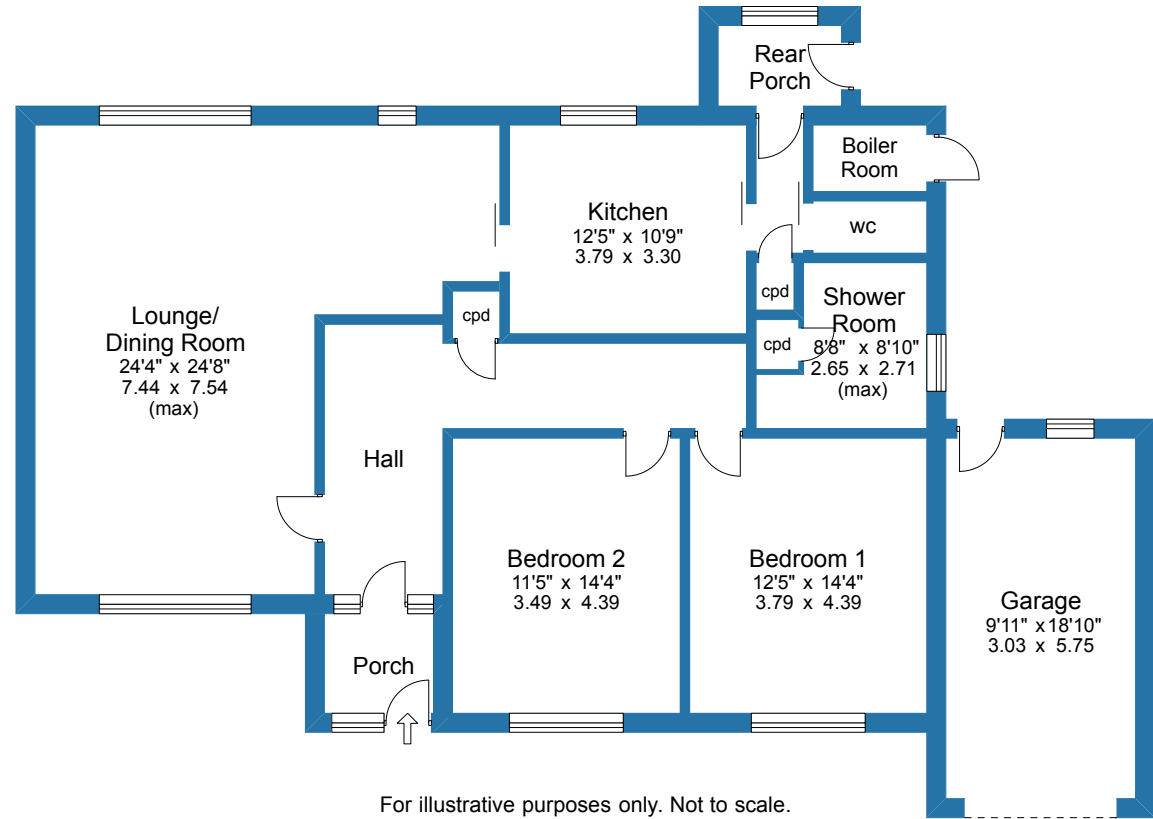
A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto [www.onesurvey.org](http://www.onesurvey.org) and entering the postcode for the property.

## 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.







135 King Street  
Castle Douglas  
DG7 1NA  
01556 503744

33 High Street  
Dalbeattie  
DG5 4AD  
01556 611247



**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.

Notice: Gillespie Gifford & Brown LLP, for themselves and the Seller of this property, whose agents Gillespie Gifford & Brown LLP are, give notice that:-

1. These particulars do not constitute, nor constitute any part of, an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Gillespie Gifford & Brown LLP, or the Seller.
3. None of the statements contained in these particulars are to be relied on as statements or representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The seller does not make or give, and neither Gillespie Gifford & Brown LLP, nor any person in the employ of Gillespie Gifford & Brown LLP, has any authority to make or give, any representation or warranty whatever in relation to this property.

Gillespie Gifford & Brown LLP is a Limited Liability Partnership Registered No. S0301610 Registered Office: 135 King Street, Castle Douglas, DG7 1LZ

