



Martindale, Ringford, Castle Douglas, DG7 2AL

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Offers in the region of £205,000

“Traditional, detached, three bedroom, bungalow enjoying far reaching views across adjoining farmland at the rear”

Accommodation

- + Lounge
- + Open Plan Kitchen and Dining Room
- + Rear Porch
- + Conservatory
- + 3 Bedrooms
- + Shower Room

Outside

- + Garden
- + Garage

EPC Rating E



LOCATION

The property is in a semi-rural location, adjacent to the A75 and the former Old Schoolhouse Tearoom. It lies a short distance to the west of Ringford village and a wider range of amenities are available in the nearby towns of Castle Douglas and Kirkcudbright, which are approximately 6 and 4 miles distant respectively. 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

Traditional, detached bungalow with garden, garage and parking enjoying far reaching views across adjoining farmland at the rear. The property enjoys spaciouly laid out, well-proportioned rooms with UPVC double glazing and electric heating. Please note that the air source heat pump is non-operational and electric back-up heating is currently in use.

The property features a lounge with solid fuel stove, spacious open plan dining kitchen which leads through to a rear porch and conservatory, each with direct access to the garden. There are three double bedrooms served by a modern fitted shower room. Outside, the sizeable gardens provide parking at the front in addition to the garage.

ACCOMMODATION

Ground Floor

Entrance Porch

Part glazed UPVC external front door; storage space with coat hooks; front facing window, and window to lounge; tiled flooring; inner door to hall.

Hall

Access to lounge, two bedrooms and shower room; access hatch to roof space; smoke detector; solid wood flooring; radiator.

Lounge

Spacious room with large window to front; shelved recess with storage cupboard under; traditional solid fuel stove; smoke detector; solid wood flooring; radiator; open doorway to the Inner Hall.

Inner Hall

Access to open plan dining kitchen, third double bedroom and a store room which has a window to side, shelving and an air source heat pump hot water cylinder. Please note that the pump is non-operational.

Open Plan Kitchen and Dining Room

Kitchen Area

Spacious, light filled room with window to the rear; range of fitted wall and floor units with complementing worktop extended to include a breakfast bar; Whirlpool hob; integrated Hotpoint oven accompanied by a concealed extractor hood; 1½ bowl stainless steel sink unit with mixer tap; under counter space for white goods; cupboard housing electricity meter and fuse box; telephone point; vinyl flooring; door to rear porch.

Dining Area

A good space with French doors opening in to the conservatory; solid wood flooring; radiator.

Rear Porch

Windows to side and rear; tiled flooring; UPVC external door to rear garden.

Conservatory

Spacious light filled room with large windows on two walls providing beautiful views of the surrounding landscape; UPVC external French doors to the rear garden; solid wood flooring; radiator.

Bedroom 1

Double bedroom with window to front garden; fitted carpet; radiator.

Bedroom 2

Spacious double bedroom with windows to front and side; smoke detector; BT point; TV point; fitted carpet; radiator.

Bedroom 3

Double bedroom with window to rear; extensive fitted furniture comprising wardrobes, storage cupboards and drawer units; wall mounted mirror; fitted carpet; radiator.

Shower Room

Obscure glazed window to rear; modern white suite of wc and wash-hand basin; shower cabinet with Deva shower and sliding doors; vinyl flooring; heated towel rail.

OUTSIDE

Garden

Sizeable, established gardens surround the property and are mostly laid to gravel and grass with some shrubs and trees. There are seating and drying areas at the rear with a rotary washing line and a useful covered area at the two external rear doors. Wood store, metal garden shed and outside water tap. Car parking is available on the gravel driveway at the front.

Garage

Single car garage; up and over door; fitted workbench; rear sliding door.

VIEWING

By contacting the Selling Agents on 01556 504038.

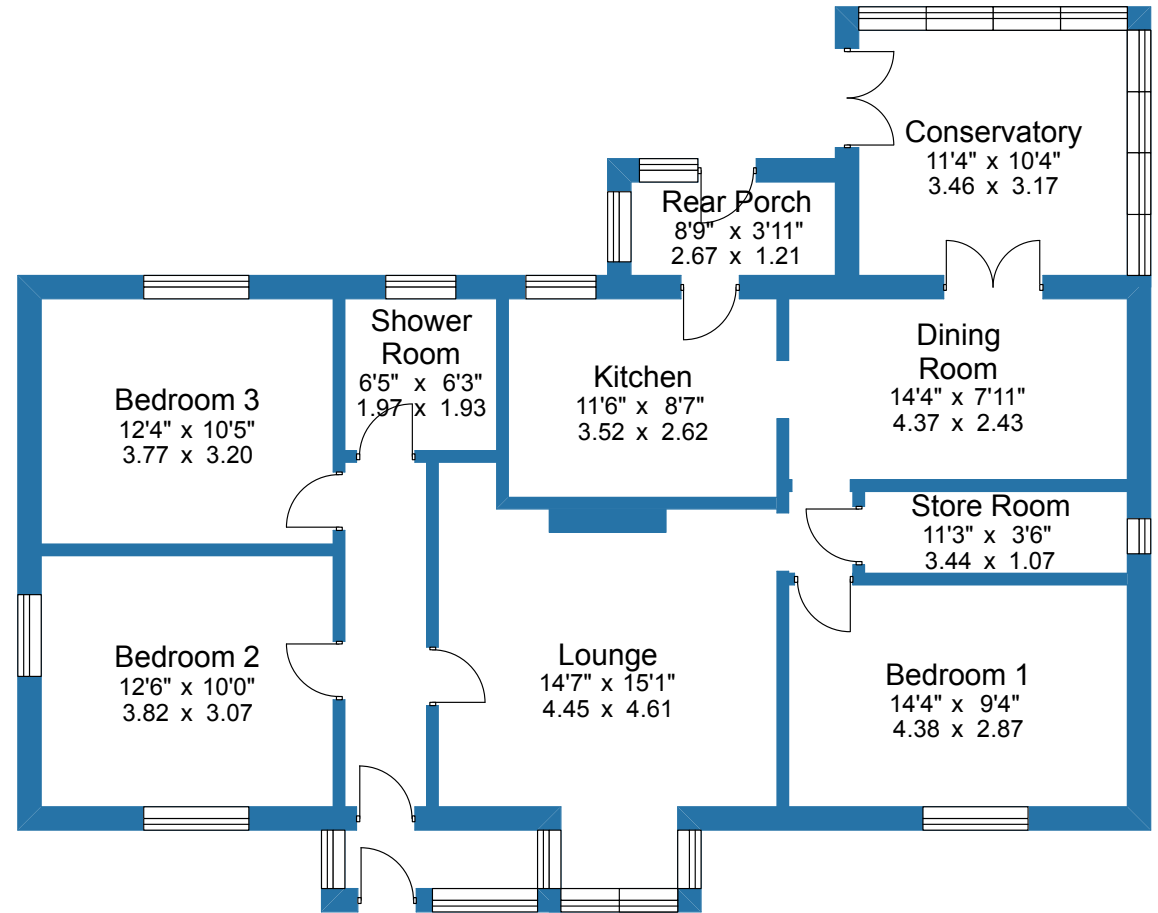
HOME REPORT

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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