



# Cavers & Co.

Solicitors & Estate Agents

Tel: 01557 331217 [www.caversandco.com](http://www.caversandco.com)

**MEADOWBANK, RINGFORD, DG7 2AL**

**Offers Over £340,000**



Well proportioned three bedroom bungalow with substantial garden grounds and land extending to 2.4 hectares. Situated on the outskirts of the peaceful village of Ringford, the property offers superb living accommodation and the spacious conservatory and covered veranda to the rear of the property, positioned to take advantage of the countryside views, are an added bonus to the superb property. 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.

Meadowbank lies at the edge of the Galloway Forest Park with the scenic Solway coastline within easy reach. The surrounding area is one of natural beauty and is popular with outdoor enthusiasts for walking, bird watching and fishing, with a wide range of water sports a short drive away at Loch Ken Activity Centre.

Ringford is conveniently located at the side of the A75 and is surrounded by picturesque countryside. It is 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.

## Accommodation Comprises:

- Living Room
- Dining Kitchen
- Utility Room
- Conservatory
- Three double bedrooms (one en-suite)
- Bathroom
- WC
- Covered veranda
- Garage
- Large garden
- Land extending to 2.4 hectares
- Council Tax Band: D
- EPC Rating: C (71)

### Kitchen

3.77m x 7.61m (12'4 x 24'10)

Range of wall and floor units with wooden work surface; built in dresser with cupboard and drawer space; central island with storage underneath and electricity points; gas fired AGA range cooker in British racing green; extractor hood; double Belfast sink with mixer tap; plumbed for dishwasher; space for large fridge/freezer; space for large dining table; French door out to veranda; window to rear; ceiling light.

### Utility Room

2.47m x 1.66m (8'1 x 5'4)

Floor units with wooden work surface; Belfast sink with mixer tap; wall mounted combi-boiler; plumbed for washing machine; window to side; door out to rear.

### WC

1.08m x 1.67m (3'5 x 5'5)

Comprising WC and wash hand basin. Window to side; radiator; ceiling light.

### Living Room

4.82m x 4.86m (15'8 x 15'10)

Large room with windows to front; inset wood burning stove with tiled hearth and surround and wooden mantle; radiator; ceiling light.

### Bedroom 1

2.88m x 3.77m (9'4 x 12'4)

Double bedroom with window to front; built in double wardrobe; radiator; ceiling light.

### Bedroom 2

3.79m x 3.75m (12'4 x 12'3)

Double bedroom with window to front; two built in wardrobes; radiator; ceiling light.

### En-suite

2.26m x 1.14m (7'4 x 3'7)

Comprising WC, wash hand basin and shower cubicle with electric shower. Medicine cupboard over sink; electric towel rail; ceiling light.

### Bathroom

1.84m x 2.36m (6'0 x 7'7)

Comprising WC, wash hand basin and bath with overhead electric shower; shower screen; medicine cabinet; wall mounted mirror over wash hand basin; electric towel rail; window to rear; ceiling light.

### Bedroom 3

3.09m x 3.49m (10'1 x 11'4)

Double bedrooms with French doors out to Conservatory; built in wardrobe; radiator; ceiling light.

## Conservatory

4.96m x 3.30m (16'3 x 10'8)

Large conservatory enjoying an open outlook to the rear; double French doors leading out to rear; patio doors leading through to the veranda; ceiling light with fan.

## Outside

Large, covered veranda at the rear of the property with views over the surrounding farmland, ideal for relaxing in the evening sun. A gate located at the side of the property gives access to the rear of the property and an area mainly laid to gravel with ample parking space for several vehicles. Detached garage with up and over door and large green house. The land to the rear of the property leading down to the river is included in the sale. The title extends to 2.4 hectares in total.

Services: Mains electricity, gas, water and drainage.

Postcode: DG7 2AL

What3words: fingertip.hopping.each

Entry: By negotiation

Viewing: Strictly by appointment through **Cavers & Co**

## OFFERS:-

Offers in the Scottish legal form should be lodged with the selling agents' Kirkcudbright office. Interested parties are strongly recommended to register their interest with the selling agents as a closing date for offers may be fixed.

## NOTE:-

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of the contract.









