

Cavers & Co.

Solicitors & Estate Agents
Tel: 01557 331217 www.caversandco.com

14 RHONEPARK CRESCENT, CROSSMICHAEL, DG7 3BN

Offers Over £390,000



14 Rhonepark Crescent is an immaculately presented detached villa occupying a generous plot in a prime location on the edge of Loch Ken in the pretty village of Crossmichael. With uninterrupted views over the Loch the property offers peace and tranquillity with the added bonus of being just a short walk from all local amenities and only a short drive from the vibrant market town of Castle Douglas.

The bright and airy accommodation and spacious bedrooms makes the property an ideal modern family home or excellent retirement property. The living area is situated at the rear of the property with patio doors out to the private rear garden and patio, situated to make the most of the wonderful views over the Loch.

Recently upgraded and extended by the current owner - works include new roof tiles and gutters, new bathroom and en-suite, complete replumbing of pipework, oil heating system installed, Kingspan insulation added below subfloor and the driveway extended with new tarmac and drainage - the property is in move in condition.

Crossmichael is a thriving Galloway village with primary school, shop and post office and the popular Thistle Inn public house. Just five minutes drive from the property is the market town of Castle Douglas also known as Scotland's Food Town which has a variety of individual shops, restaurants and cafes offering an excellent selection of food and services. The town also benefits from both primary and secondary schools, supermarkets, health centre, library, theatre, swimming pool and golf course amongst its other varied services and pursuits. Castle Douglas is by-passed by the A75 Euro-route which gives easy access to the larger town of Dumfries to the East and excellent links to the M74 and M6 motorways and Glasgow (2 hours), Edinburgh (2.5 hours) and Prestwick Airport (1.5 hours).

Accommodation comprises:

- Living/Dining Room
- Dining Kitchen
- Utility Room
- Four bedrooms (one en-suite)
- Bathroom
- Cloakroom
- Generous gardens
- Large garage
- Driveway
- Council Tax Band - F
- EPC Rating – C (70)

Entrance Porch

Hardwood part glazed door leads into Porch; hardwood flooring; door leads into Hallway.

Hallway

Built-in double cloak cupboard; cupboard housing unvented hot water cylinder; radiator; ceiling light.

Dining Kitchen

3.67m x 3.71m (12'0 x 12'2)

Excellent range of floor and wall units with complementing work surface; integrated electric oven; integrated microwave; integrated electric hob with overhead extractor; integrated dishwasher; integrated fridge/freezer; stainless steel sink and drainer; picture window out to front; tiled splash backs; tiled flooring; radiator; downlights.

Utility Room

1.25m 1.78m (4'1 x 5'8)

Matching floor and wall units to Kitchen; stainless steel sink and drainer; space for washing machine; downlights; door out to side.

WC

1.25m x 1.68m (4'1 x 5'5)

Comprising WC and wash hand basin set in vanity unit; tiled walls; tiled floor; window to side; chrome towel rail; downlights.

Living/Dining Room

Dining Area 4.36m x 5.30m (14'3 x 17'4)

Living Area 6.84m x 4.28m (22'4 x 14'0)

Superb living space consisting of a very spacious L-shaped room with spectacular views over Loch Ken, windows to three sides; patio doors out to rear; hardwood flooring; underfloor heating to living area; two vertical radiators; ceiling light; ceiling spotlights.

Bedroom 1

5.83m x 2.54m (19'1 x 8'3)

Master bedroom with views out over garden down to the Loch; built-in double wardrobe; radiator; ceiling light.

En-suite

1.54m x 1.54m (5'0 x 5'0)

Comprising WC, corner shower cubicle with integral shower and wash hand basin; tiled walls; tiled floor; chrome towel rail, downlights.

Bedroom 2

3.15m x 3.66m (10'3 x 12'0)

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

Bedroom 3

2.34m x 2.67m (7'7 x 8'7)

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

Bedroom 4

4.46m x 2.48m (14'6 x 8'1)

Double bedroom with window to side; radiator; ceiling light.

Bathroom

2.85m x 2.15m (9'4 x 7'1)

Comprising WC, wash hand basin set in vanity unit and bath with overhead integral shower; tiled walls; tiled floor; window to rear; chrome towel rail; downlights.

Outside

Tarmac driveway with space for several vehicles; large single garage with electric up and over door. Gate access to both sides of the property lead to the rear. The rear garden is mainly laid to lawn with privacy hedging; drying area to side of house; large wooden shed currently used as bar with window out to front; large wood built covered storage area; secluded patio area to rear of property.

Services: Mains electricity, water and drainage. Oil-fired central heating with external Worcester boiler.

Postcode: DG7 3BN

Entry: By negotiation

Viewing: By appointment through **Cavers & Co**

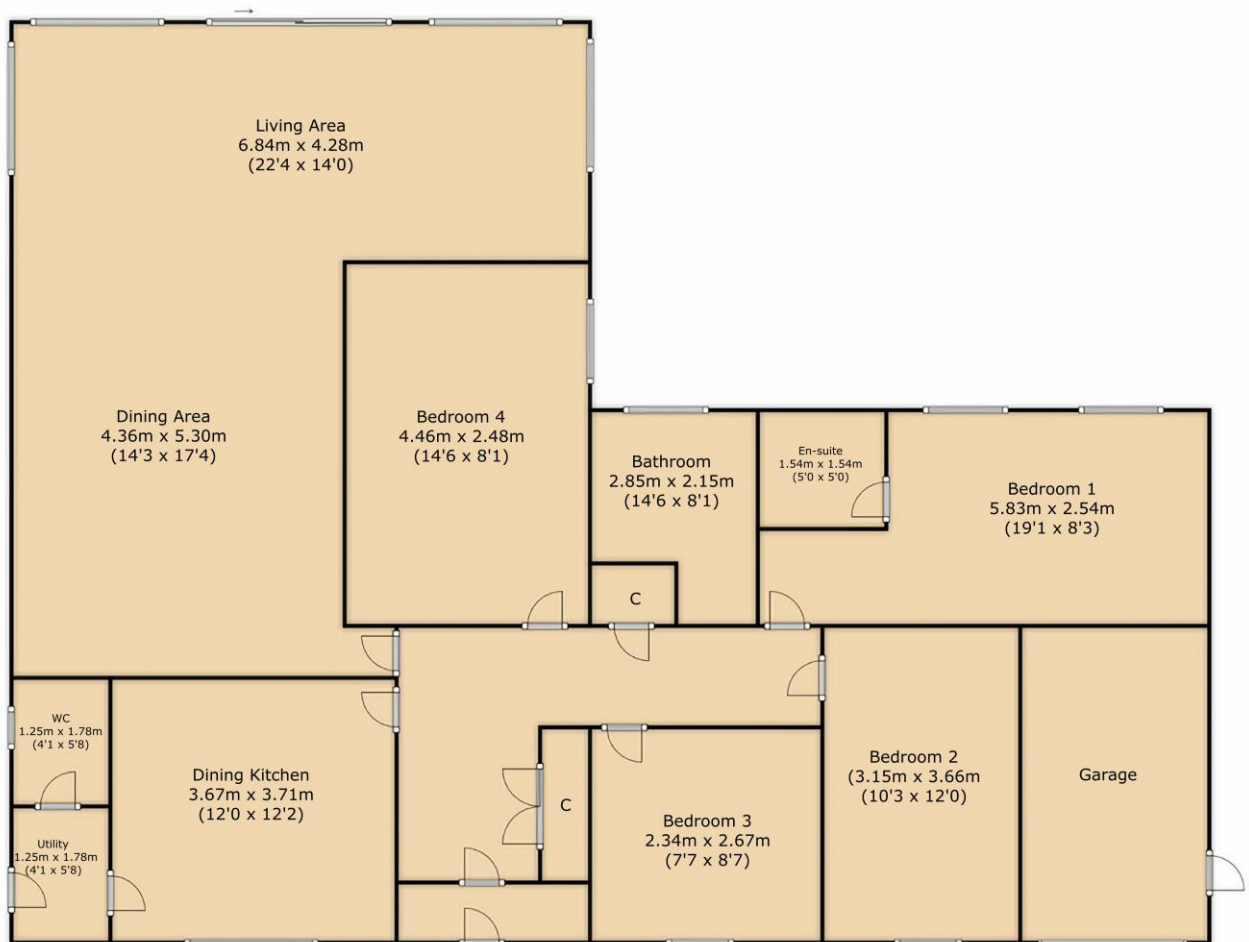
Home Report: Available from **Cavers & Co**

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.



*For illustrative purposes only







