



14 Main Street, Auchencairn, DG7 1QU

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Offers in the region of £215,000

“Attractive, traditional, two bedroom, semi-detached property with sizeable, private rear garden”

Ground Floor

- + Lounge
- + Kitchen
- + Sitting/Dining Room
- + Shower Room

First Floor

- + 2 Bedrooms
- + W.C.

Outside

- + Garden
- + Garage

EPC Rating D

Council Tax Band D



LOCATION

The property is located in the scenic village of Auchencairn on the coastline of the Solway Estuary in an area of unspoiled hills, cliffs, islands, bays and beaches. The village has a primary school, nursery, garage, grocery store and community hall. It is approximately 8 miles distant from the popular market town of Castle Douglas.

DESCRIPTION

Attractive, traditional, two bedroom, semi-detached property with sizeable, private rear garden. The property enjoys newly decorated, well proportioned, light filled, flexible accommodation laid out over two floors. It has UPVC double glazing, oil central heating and a log burner in the lounge.

A light filled entrance hall provides access to the lounge and spacious, double aspect sitting/dining room. A shower room and newly fitted kitchen complete the ground floor accommodation. Upstairs, there are two generous sized double bedrooms and a W.C.

ACCOMMODATION

Ground Floor

Entrance Hall

Part obscure glazed external front door to bright and welcoming entrance; access to lounge and sitting/dining room; stair access to the first floor; wall mounted cupboard housing electric meter box; large walk in under stair storage cupboard with light and coat hooks; Openreach master socket; smoke alarm; Drayton thermostat; solid wood floor; radiator.

Lounge

Attractive, spacious, light filled room with large window and deep sill to front; log burner with stone hearth; carbon monoxide alarm; solid wood floor; radiator.

Sitting/Dining Room

Generous sized room enjoying a double aspect and windows to front and rear with deep sills; cupboard housing heater and water control panel; large double shelved storage cupboard; television aerial connection; wall mounted lights; solid wood floor; two radiators.

Kitchen

Bright room with deep silled window overlooking garden; UPVC part obscure glazed external door to garden; glass door to lounge; access to shower room; newly fitted wall and floor units with wood effect worktops and a complementing splash back; stainless steel sink with mixer tap; Cookology hob; built in oven; space for white goods; wood effect linoleum floor; spotlights; loft hatch; radiator.

Shower Room

Light filled room with obscure deep silled window overlooking garden; white suite of W.C and wash hand basin; shower cabinet with electric shower and glass sliding door; wall mounted mirror with light and shaver point; spotlights; extractor fan; tiled floor; radiator.

First Floor

First Floor Landing

The staircase with wooden balustrade and Velux roof window leads to the first floor landing; access to two bedrooms and W.C.

Bedroom 1

Spacious double bedroom with deep silled window to front; slight coomb ceiled; radiator.

Bedroom 2

Spacious double bedroom with deep silled window to front; slight coomb ceiled; television aerial connection; radiator;

W.C.

Well-presented room with obscure deep silled window to front; modern white suite of W.C, bidet and wash hand basin; waterproof wall panelled surround; spotlights; extractor fan; vinyl flooring; radiator.

OUTSIDE

Garden

Large, private, established garden laid to lawn with a beautiful variety of shrubs, hedging and trees. Outside light, outside water tap and a retractable washing line; wooden summer house; outdoor shelter; oil tank; oil-fired combi boiler; coal storage box.

Garage

Single detached garage with prefabricated walls and a pitched roof finished with profile metal.

VIEWING

By appointment with Selling Agents on 01556 504038

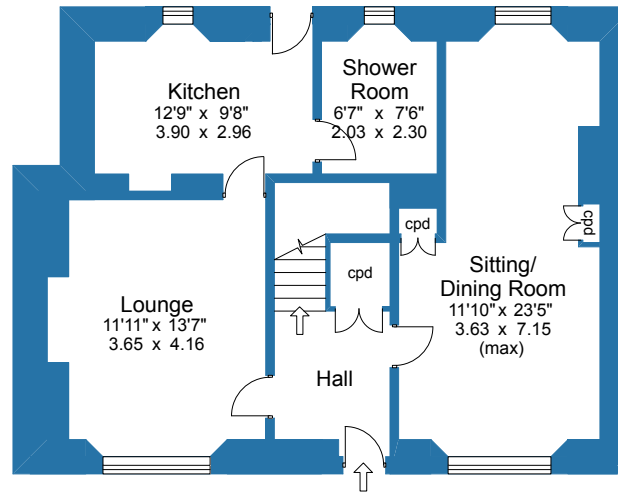
HOME REPORT

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](http://www.onesurvey.org) and entering the postcode for the property.

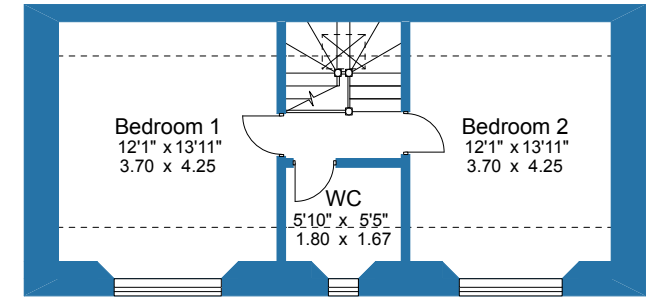
OFFERS

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.





Ground Floor



First Floor

For illustrative purposes only. Not to scale.



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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.

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