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WILLIAMSON
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Solicitors & Estate Agents

Millside

3 Bakery Street, Auchencairn, Castle Douglas, DG7 1RN

Millside is a converted village bakery located in the heart of the coastal village of Auchencairn. The property retains a number of original features from the old bakery including the cast iron ovens, large wooden beams in the kitchen and living room, not to mention spacious cellar space below offering excellent potential for development. The property benefits from double glazing throughout, oil fired central heating, ample garden grounds, a double garage and an internal courtyard offering additional scope for expansion of the property's living space.



Ground Floor:
Kitchen/Diner
Living Room
Porch

First Floor:
3 Bedrooms
Study/Office
Bathroom

Outside:
Paved area
Garden

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Auchencairn itself is a delightful Galloway village close to Auchencairn Bay, an inlet of the Solway Firth, located approximately 10 miles east of Kirkcudbright and 7 miles west of Dalbeattie. The village itself has a range of local facilities including Primary School, garage, convenience store and Post Office, Church, award winning community garden and bowling green. The well renowned Balcary Bay Hotel is within walking distance.

Nearby Castle Douglas is a thriving Galloway market town lying approximately 18 miles south-west of Dumfries and enjoys an enviable range of shops, restaurants and other facilities in a town now promoted and known as the "Food Town".

The south-west of Scotland is a genuinely rural area with its gentle rolling landscape, mild climate and dramatic coastline. The area has a good range of sporting and outdoor activities, with opportunities to take shooting in the area, fishing on the nearby rivers and of course golf. The Solway Coast is also a popular yachting destination enjoying excellent facilities at Kirkcudbright and nearby Kippford. The very popular "7 Stanes" forest cycle pathway is also close by in the town of Dalbeattie, some 8 miles from Auchencairn.

ACCOMMODATION

KITCHEN/DINER (16'09" x 13'06")

Laid out in wood-effect laminate flooring. Two radiators. Tile splashbacks. Double Smeg gas hob, with grill and oven, Kenwood dish-washer, and LG washing machine. Large paned uPVC double glazed windows to the rear. Substantial original beams and floorboards above. Spotlights. UPVC hopper window to the front. Extensive storage units.

LIVING ROOM (17'04" x 11'00")

This is accessed via double wood and glass doors from the kitchen. Two uPVC double glazed windows to the front and two large paned uPVC windows to the rear. Original inset bakery ovens. Radiator. Electric fire. Original wooden beams. Wooden staircase leading upstairs. Laid out in carpet.

First Floor Accommodation:

Large landing with seating area giving access to the first floor rooms.

BEDROOM 1 (12'10" x 8'07")

Laid out in carpet. Radiator. Two double glazed uPVC windows overlooking the driveway to the front. Slightly coombed ceiling on one side. Built-in wardrobe and cupboard space to the rear. Curtains. Hatch to the loft.

LOFT

Drop down ladder leads into the loft which has been floored and insulated. It has lighting and power.

MASTER BEDROOM (13'00" x 8'10")

With built in Wardrobe and Dressing Area (8'01" x 5'03") Built-in wardrobe with sliding doors and dressing area. Two Radiators. Bedroom area laid out in carpet. Changing area in laminate flooring. Three spotlights. UPVC windows looking over the rear garden. Curtains.



STUDY/OFFICE (8'1" x 6'08")

UPVC Window with long range views. Spotlight, power points, telephone point, and aerial point. Carpeted and blind to window. Currently used as a home office but suitable for conversion into an en-suite bathroom if required with access created through adjacent Master Bedroom.

BATHROOM (8'8" x 5'5")

Laid out in laminate flooring. W.C., wash-hand basin, radiator, towel rail, bath with shower over, roller blind, spotlights, wall mounted heater, and wall mounted cabinet.

BEDROOM 3 (10'0" x 6'7")

Laid out in carpet. UPVC windows overlooking internal courtyard and rear garden. Radiator. Spotlights.

GARAGES

The double garage is split into two. The first area (10'01" x 17'04") features an up-and-over garage door with electrical power points, shelving, uPVC double glazed windows, concrete flooring and an access doorway into the second part of the garage (18'09" x 9'11") which is currently used for storage and features concrete flooring, shelving, two long uPVC windows to the side and an up-and-over garage door. There is also storage for garden equipment in a lower section of this part of the building and contains a door to the garden at the rear.

OUTSIDE

The rear is accessed from a porch in the kitchen which leads on to a seating area. Access is also taken here to two large cellars, which have lighting and power points and offer the scope for development (though no enquiries have been made of the Local Authority in this regard and potential purchasers would require to take their own advice here).

GARDEN

Area of lawn to the rear with mature shrubs and tree lined boundary. Large undeveloped area suitable for a variety of uses including erection of garden room, sheds, greenhouses etc.

BURDENS

The Council Tax Band relating to this property is D.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is E.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (e-mail property@williamsonandhenry.co.uk).

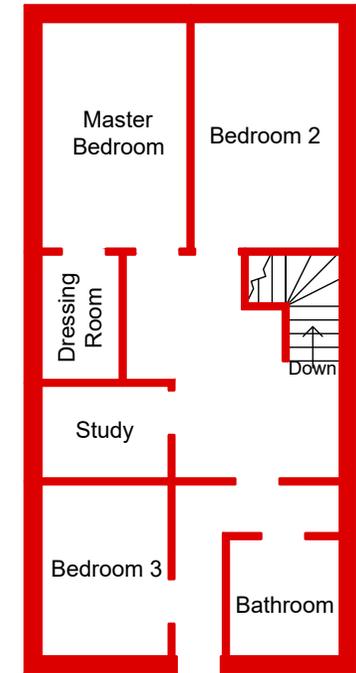
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332057.

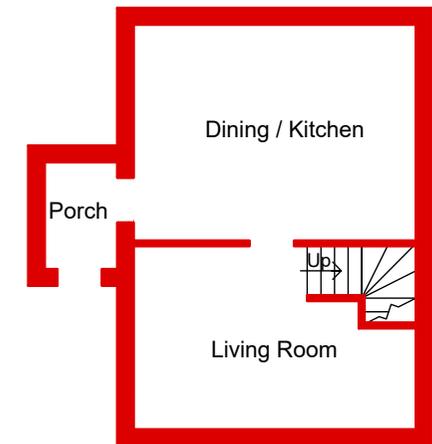
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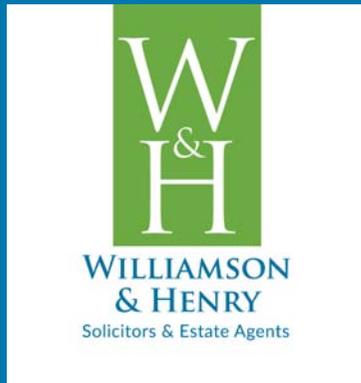


First Floor 64m²



Lower Ground Floor 41m²

Sketch plan for illustrative purposes only
Approximate floor area 105m²



PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
GENERAL OFFICE: 13 St. Mary Street, Kirkcudbright, DG6 4AA Tel: (01557) 330692
GATEHOUSE OFFICE: (Tuesdays only), 32 High Street, Gatehouse DG7 2HP Tel: (01557) 814293
NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

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