



Branchal, Church Road, Auchencairn, DG7 1QS

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“Attractive, two bedroom, detached bungalow with garage, enjoying an elevated position and views towards Screel and Bengairn.”

Ground Floor

- + Lounge
- + Kitchen
- + 2 Double Bedrooms
- + Shower Room

Outside

- + Garden
- + Garage

EPC Rating E

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, detached bungalow with attached garage, set in good sized gardens and enjoying an elevated position with beautiful uninterrupted views towards Screel and Bengairn.

The property features well proportioned, light-filled rooms with excellent storage, UPVC double glazing throughout and oil-fired central heating. The focal point of the property is the spacious, bright lounge with its wood-burning stove and a picture window providing uninterrupted views towards the hills, leading through to a rear-facing kitchen diner which has direct access to the garden and the attached garage. There are front and rear double bedrooms, each with built-in wardrobes, served by a shower room.

ACCOMMODATION

Ground Floor

Entrance Vestibule

A covered front entrance with outside light leads to the obscure glazed UPVC external front door; coving; tiled flooring; obscure glass inner door to hall.

Hall

Light filled hallway with walk-in cloaks cupboard and light; built-in double shelved storage cupboard; access hatch to roof space; smoke detector; telephone connection point; coving; radiator; doors to lounge, two bedrooms and shower room.

Lounge

Large picture window to front providing excellent views towards the hills; wood-burning stove on a tiled hearth with a brick surround and a solid natural wooden mantle; television aerial connection; carbon monoxide detector; smoke detector; coving; central heating control; radiator; door to kitchen.

Kitchen

Spacious, bright room with window to rear overlooking the garden; light oak effect fitted wall and floor units with a complementing worktop; stainless steel sink unit and drainer; space for cooker; integrated freezer; smoke detector; built-in shelved larder cupboard; built-in shelved airing cupboard; radiator; part obscure glazed external rear door to an external covered area that leads to the garage.

Bedroom 1

Light-filled double bedroom with window to the rear; built-in double wardrobe with hanging space, shelving and natural wooden doors; television aerial connection point; radiator.

Bedroom 2

Double bedroom with window to the front; large fitted wall mirror; built-in double wardrobe with hanging space, shelving and natural wooden doors; radiator.

Shower Room

Obscure glazed window to rear; white suite of w.c. and wash hand basin; shower cabinet with Mira Advance shower and waterproof wall panelled surround; extractor fan; non-slip flooring; radiator.

OUTSIDE

Garden

The property is approached from the rear of the property via vehicle and pedestrian gates. There is a small grassed drying area and a paved pathway alongside the garage leads to the external rear door and a paved seating area, and continues to the front entrance of the property. The sloping front garden comprises established shrubs and there is a large lawn with mature tree at the side. There is a grass border and oil tank.

Garage

With automatic roller door; window to side; concrete floor; meters and fuse box; cupboard storing Worcester oil central heating boiler.

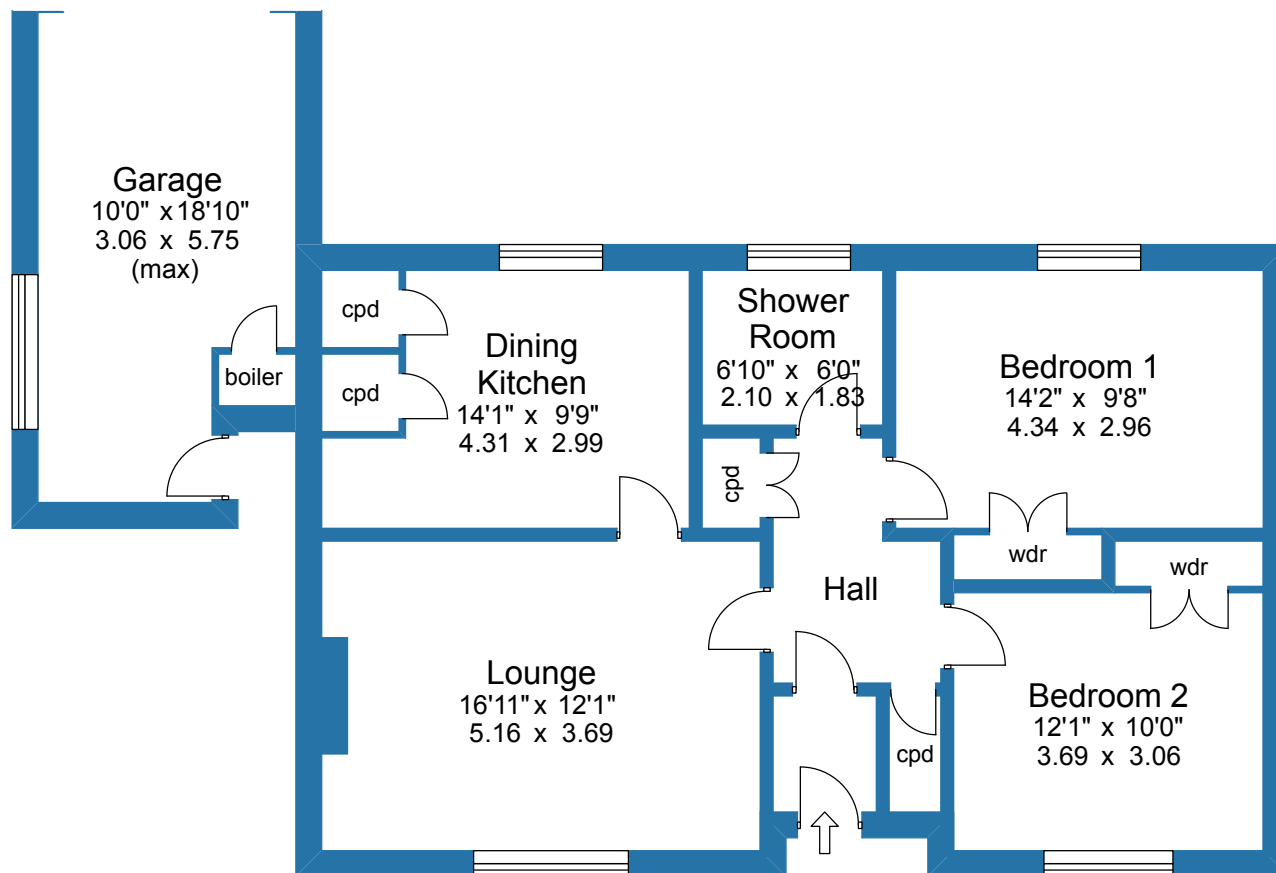
VIEWING

By appointment with the Selling Agents.

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.





For illustrative purposes only. Not to scale.

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.



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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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