



47 Main Street, Auchencairn, DG7 1QU

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Offers over £230,000

“Attractive, three bedroom semi-detached house with rear views towards Screel and Bengairn and within easy reach of Kirkcudbright, Castle Douglas and Dalbeattie.”

Ground Floor

- + Sitting Room
- + Utility Room
- + Shower Room
- + Kitchen

First Floor

- + 2 Double Bedrooms
- + Family Bathroom

Second Floor

- + Attic Room

Outside

- + Garden

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, shop and community hall. It is approximately 8 miles distant from the popular market town of Castle Douglas, 11 miles from Kirkcudbright and 8 miles to Dalbeattie.

DESCRIPTION

A well-proportioned three-bedroom semi-detached house, which has retained some of its original 19th century features, including quarry tiled main hallway, coving and ceiling rose. The rear garden has views towards Screel and Bengairn.

ACCOMMODATION

Ground Floor

Entrance Hall

The entrance into the property leads to a large welcoming hallway with original quarry tile flooring and ceiling rose; staircase to the first floor with good sized under-stair storage; radiator; cupboard housing electric meter.

Sitting Room

South facing double-glazed sash and case wooden window; multi fuel stove on a slate hearth with granite surround; wood effect laminate flooring; television aerial connection; radiator.

Utility room

Cream units with worktop; stainless steel sink; wooden pulley; space and plumbing for washing machine, fridge/ freezer/ tumble dryer; vinyl flooring; radiator.

Shower Room

Obscured doors into shower room; white suite of shower, wash hand basin and w.c.; wooden obscured double- glazed wooden

sash and case window; extractor fan; vinyl flooring; heated towel rail.

Kitchen Hallway

2 large storage cupboards, with 2 small storage cupboards overhead; wood effect laminate flooring; coat hooks; radiator; thermostat.

Kitchen

Large family kitchen with space for dining table and chairs; 2 double- glazed wooden windows, one facing to the side of the property and one facing out towards the garden; ink blue kitchen units with oak worktops; 1&1/2 bowl sink unit; wood effect laminate flooring; integrated Bosch dishwasher; Neff induction hob and double electric oven; Space for large single fridge/ freezer; under unit lighting; 5 recessed spotlights; Grant combi oil boiler with wall mounted control panel; radiator; Access through ceiling hatch to roof storage above; Glazed external rear door leading to back garden.

First Floor

Stair well and half landing with fire alarm and CO2 monitor leading to:

Bedroom 1

Double bedroom with double-glazed wooden sash and case window looking out over the rear garden and surrounding countryside; large fitted wardrobes; recessed book case/ shelving; fitted carpet; radiator; television aerial connection point.

Bedroom 2

Double bedroom with double- glazed wooden sash and case window looking out to the front of the property; Fitted carpet; Radiator.

Family Bathroom

Obscured double-glazed wooden sash and case window with deep windowsill; White suite of bath, wash hand basin and w.c.; Wooden floorboards; Extractor fan; Light fitting; Heated towel rail.

Attic/Second Floor

Stairwell with half landing leading to:

Bedroom 3

Bedroom with wooden Velux window; wooden floorboards and pine clad walls; coomb ceiled; Radiator.

OUTSIDE

Garden

Gravelled path section from front of property to a side gate providing access to the rear of the property and storage for bins. Steps leading to large rear garden laid to grass. Wooden fences and mature hedges alongside plum and apple trees make up the boundaries.

VIEWING

By appointment with the Selling Agents.

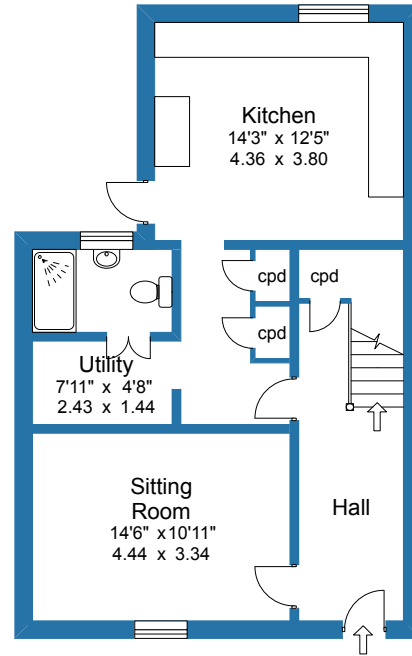
HOME REPORT

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.

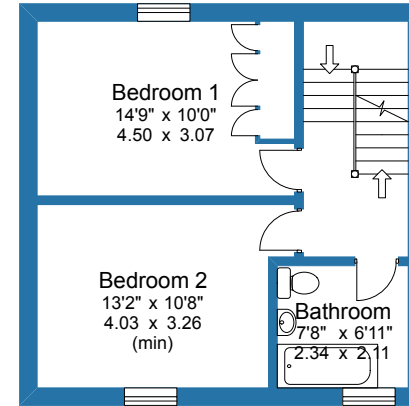
OFFERS

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.

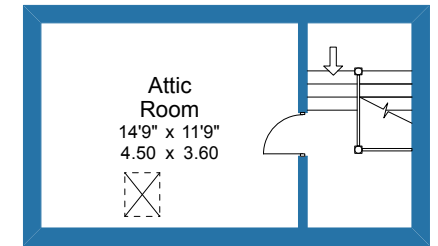




Ground Floor



First Floor



Second 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.

Notice: Gillespie Gifford & Brown LLP, for themselves and the Seller of this property, whose agents Gillespie Gifford & Brown LLP are, give notice that:-

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