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Solicitors & Estate Agents



LONG COTTAGE

BALCARY MEWS, AUCHENCAIRN, CASTLE DOUGLAS, DG7 1QZ

A delightful south facing 3 bedroom corner cottage within a small grouping of houses off Shore Road, set beside Auchencairn Bay in a much sought after Solway coastal enclave and approximately 50 meters away from the beach. The property also benefits from partial double glazing, energy efficient programmable electric heating and a multi-fuel stove.



Accommodation:

Ground Floor:

Dining Kitchen
Open Plan Living Room/
Dining Room

First Floor:

Landing
3 Double Bedrooms
Bathroom

Outside:

Garden. Bike Storage
Shed/Garden Store.



Long Cottage sits off Shore Road on the outskirts of Auchencairn close to the highly acclaimed Balcary Bay Country House Hotel, sheltered from Auchencairn Bay, ideally suited as a holiday bolt-hole in a much sought after Solway coastal location. The cottage is a short walk down to a secluded beach with views across to uninhabited Heston Island.

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, Post Office, church, an award winning community garden and bowling green and sits very close to the Balcary Bay Country House Hotel. There is a renowned coastal cliff walk nearby which includes a circular walk to a lochan and views across to the Lake District.

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

The southwest of Scotland is a genuinely rural area with its gentle rolling landscape, mild climate and dramatic coastline. The area has a good range of sport and outdoor activities with core path walking routes and cycle routes on the door step with opportunities to take shooting in the area, fishing on the nearby rivers and of course golf. The Solway is also a popular yachting destination enjoying excellent facilities at Kirkcudbright and nearby Kippford.

ACCOMMODATION

Single glazed entrance door leading to:-

DINING KITCHEN (4.27m x 3.32m)

Single glazed windows to front facing southeast with wide wooden shelves. Newlec extractor fan. Stripped wooden floor. Fitted base unit with dark granite effect formica work surface. Stainless steel sink with single drainer and stainless steel splash back. Slot-in Zanussi electric cooker with stainless steel splash back. Wall mounted electric switchgear. Plumbing for automatic washing machine. Rointe Kyros programmable electric radiator. Access hatch to loft. Heat alarm. Archway leading to:

OPEN PLAN LIVING ROOM/DINING ROOM (5.07m x 4.87m)

Dual aspect. Southeast facing uPVC double glazed window to front with wide wooden window shelf. Southwest facing large single glazed window with wide painted wooden window shelf. Stripped wooden floor. Wood panelled ceiling. Smoke alarm. Cast iron multi fuel stove set on slabbed hearth with metal backing plate. Rointe Kyros programmable electric radiator. TV point. Telephone/internet point. Heat alarm. Staircase leading to first floor level with painted wooden ranch style balustrade. Understairs storage area.

FIRST FLOOR

Carpeted staircase to first floor landing.

LANDING

Smoke alarm. Part coombed ceiling with velux roof light with view towards Heston Island.

DOUBLE BEDROOM 1 (3.86m narrowing to 2.63m x 3.39m)

Coombed ceilings. Velux roof light facing southwest with integrated blind to side. Rointe Kyros programmable electric radiator.

UPPER REAR HALL

Leading to other 2 bedrooms and bathroom. Coombed ceiling. Velux roof light to side facing northeast.

DOUBLE BEDROOM 2 (3.51m narrowing to 2.67m x 3.01m)

Access hatch. Part coombed ceiling with large velux roof light to side facing southwest with fitted blind. Rointe Kyros programmable electric radiator. Smoke alarm.

DOUBLE BEDROOM 3 (3.28m x 2.62m widening to 3.26m)

Part coombed ceiling. Large Velux roof light to side facing southwest with fitted blind. Rointe Kyros programmable electric radiator.

BATHROOM (2.06m x 1.82m)

Velux roof light to side facing northeast. Mainly tiled. Modern suite of WC, wash hand basin and bath. Shaver point. Shower curtain and rail. Mira Zest instant electric shower. Rointe Kyros electric heated towel rail.

GARDENS

The property is located on the corner and beyond the quiet, single track lane to the side, there is a raised area of exclusive garden ground laid mainly to grass with a gravelled patio area for outside dining with wooden steps and wooden fence surround. Open views

across farmland. Large Asgard steel bike storage shed/ garden store. A gravelled area immediately outside the front door offers further seating with views down towards the Bay

BURDENS

Rateable value for this property is £2,800.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band F

SERVICES

The agents assume that the subjects are served by mains water, mains electricity and private septic tank 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

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

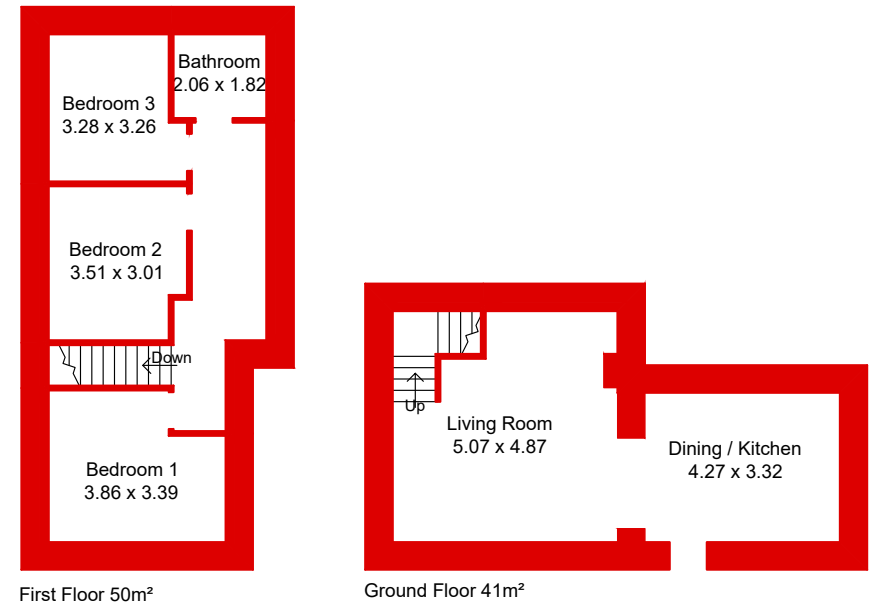
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/TUKEC01-01



Long Cottage, Balcary Mews, Auchencairn



Sketch plan for illustrative purposes only
Approximate floor area 91m²

PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
 NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
 GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
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