



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents



SG17 CAA

# 29 MAIN STREET

AUCHENCAIRN, CASTLE DOUGLAS, DG7 1QU

**Bright and airy one bedroom first floor flat with private garden located a short walk away from all local amenities.**



## **Accommodation:**

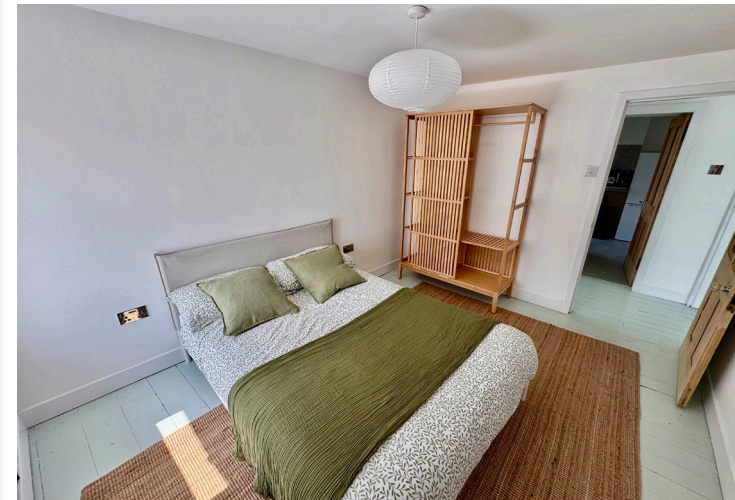
### **Ground Floor:**

Entrance Vestibule  
Reception Hallway  
Kitchen  
Bathroom  
Sitting Room  
Double Bedroom

### **Outside:**

Garden. Shed.

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29 Main Street is a surprisingly light and spacious one bedroom flat located in the centre of Auchencairn which has been refurbished throughout by the current owner. This delightful flat benefits from its own private entrance and garden.

Auchencairn has public transport routes to local towns and is located approximately 10 miles east of the Artists' Town of Kirkcudbright, and 7 miles west of Dalbeattie where a wider range of amenities can all be found. Nearby Castle Douglas, 10 miles North West 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 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

Entered from garden through a wooden glazed door into:-

#### ENTRANCE VESTIBULE 1.49m x 1.16m

Wooden double glazed windows to side and rear providing ample natural light. Vinyl flooring. 2 steps lead up to wooden glazed door into:-

#### RECEPTION HALLWAY 3.06m x 1.01m

Wall mounted cupboard housing RCD consumer unit and electric meter. Blyss electric radiator. Ceiling light. Loft access hatch. Painted wooden floorboards. Doors leading off to all accommodation.

#### KITCHEN 3.01m x (2.68m narrowing to 2.14m)

Stripped wooden door leading into a contemporary fitted kitchen containing a good range of light wood effect kitchen units with laminate work surfaces and splashbacks. Stainless steel sink with drainer to side and mixer tap. Integrated washing machine. Induction hob with electric oven beneath. Space for fridge freezer. Drayton hot water controller. Airvent extractor fan. uPVC double glazed tilt and turn window with blind overlooking garden to rear. Ceiling light. Tile effect flooring.

#### BATHROOM 2.19m x 2.17m

Contemporary suite of White wash hand basin and W.C. inset into high gloss modern vanity unit with storage drawers beneath. White bath with mains shower attachment and monsoon rainfall showerhead above. Tiled splash backs. Electric 'Good Home' panel heater. Cupboard with built-in shelving. Loft access hatch. 2 uPVC obscure glazed windows to rear. Ceiling light. Vinyl tile effect floor.

#### SITTING ROOM 3.31m x 4.34m

Bright front facing sitting room with ample natural light from UPVC double glazed sash and case windows to front. Inglenook style feature fireplace with wood burning stove set on a concrete hearth. Broadband/telephone point. Ceiling light. Blyss electric radiator. Painted wooden floorboards.

#### DOUBLE BEDROOM (front facing) 3.40m x 2.40m

Good sized double bedroom with uPVC double glazed sash and case window to front with deep sill and built-in shelving. Ceiling light. Blyss electric radiator. Painted wooden floorboards.

#### OUTSIDE

This lovely flat benefits from two garden areas, immediately adjacent to the steps is a enclosed gravel area with wooden shed which is fully enclosed bordered by stonedyke wall. To the side of this enclosed gravel area is a formal lawned area with stone dyking to front and fencing to rear and hedging to one side. Access to the formal lawned area is currently via steps from Main street but it may be possible to create steps from the gravel area where the shed is to lead up to this garden area.



## BURDENS

The Council Tax Band relating to this property is A.

## ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

## SERVICES

The agents assume that the subjects are served by mains water, mains electricity, 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 our office.

## 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](mailto: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/SM/DAMEJ01-03



**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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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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