



Cavers & Co.

Solicitors & Estate Agents

Tel: 01557 331217 www.caversandco.com

29 MAIN STREET, AUCHENCAIRN, DG7 1QU

Offers Over £45,000



Spacious one bedroom first floor apartment, in need of some upgrading, located in the sought after village of Auchencairn, just a short walk from all local amenities. With good sized accommodation, private area of garden ground and quiet location, 29 Main Street would suit a first time buyer or buy-to-let investor or would be ideal as a holiday home benefitting from its beautiful location just minutes from the Solway Coast.

Auchencairn is a small Galloway village located on the coast of the Solway Firth at the head of Auchencairn Bay, offering a range of local amenities including village store and Post Office, primary school, hotel, garage and church. The picturesque 'Artists Town' of Kirkcudbright, on the Solway coast, is approximately ten miles West and the 'Food Town' of Castle Douglas approximately seven miles East and both offer a vibrant cultural life, as well as a wide range of amenities including a health centre, cottage hospital, secondary schooling and swimming pool. The surrounding area is one of natural beauty and is popular with outdoor enthusiasts for pursuits such as sailing, golf, walking, bird watching and fishing.

- Living Room
- Kitchen
- Bedroom
- Bathroom
- Garden
- EPC Rating – D

Accommodation Comprises:

Steps up from street level to glazed porch with inner door leading into Hallway.

Kitchen

2.24m x 3.06m (7'3 x 10'0)

Range of wall and floor units with laminate worktop; integrated electric oven and hob; plumbed for washing machine; stainless steel sink and drainer with mixer tap, space for tall fridge/freezer; ceiling light.

Bathroom

2.23m x 2.13m (7'3 x 6'10)

Comprising WC, wash hand basin set in vanity unit and bath with integral shower; built in storage cupboard; two windows to side; wall mounted electric heater; ceiling light.

Living Room

4.42m x 4.31m (14'5 x 14'1)

Open fire set in tiled surround and hearth; cupboard housing water tank; built in shelving units; window to front; wall mounted electric heater; ceiling light.

Bedroom

3.48m x 2.85m (11'4 x 8'4)

Built in wardrobes with vanity mirror; wall mounted electric heater; window to front; ceiling light.

Services: Mains electricity, water and drainage.

Postcode: DG7 1QU

Council Tax Band: A

Entry: By negotiation

Viewing: By appointment through Cavers & Co

Home Report: Available at www.onesurvey.org

OFFERS:-

Offers in the Scottish legal form should be lodged with the selling agents' Kirkcudbright office. Interested parties are strongly recommended to register their interest with the selling agents as a closing date for offers may be fixed.

NOTE:-

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of the contract.





