



WILLIAMSON  
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Solicitors & Estate Agents



# AILSA, 31 MAIN STREET

AUCHENCAIRN, CASTLE DOUGLAS, DG7 1QU

Well proportioned ground floor flat with fully enclosed private garden.



## Accommodation:

### Ground Floor:

Entrance Vestibule  
Sitting Room  
Kitchen  
Shower Room  
Double Bedroom

### Outside:

Garden Area

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Ailsa, 31 Main Street is a well-proportioned newly renovated ground floor flat enjoying a fully enclosed, private rear garden.

Auchencairn is a popular coastal village with public transport links to nearby 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 be found. The nearby market town of Castle Douglas, approximately 10 miles to the North West, offers an extensive range of shops, services and leisure facilities and is widely known as the region's "Food Town", lying around 18 miles South West of Dumfries. The property is well placed for everyday convenience within the village itself, which benefits from a local shop, community hall, primary school and a car repair garage, all within easy reach.

For those who enjoy the outdoors, the Southwest of Scotland offers a stunning rural setting with rolling countryside, a mild climate and a dramatic coastline. Nearby coastal highlights include the beautiful beaches at Balcary Bay and Riscarol Bay, both just a short walk away. The area is also well served by core walking and cycling routes, with opportunities for fishing on local rivers, shooting and golf. The Solway coast is particularly popular for sailing and yachting, with excellent facilities available at Kirkcudbright and nearby Kippford.

#### ACCOMMODATION

Entered through solid wooden door from pavement into:-

#### ENTRANCE VESTIBULE

1.50m x 1.15m

Engineered oak flooring. Painted timber paneled walls. Wall mounted cupboard housing the RCD consumer unit and electric meter, with a BT point, broadband router and a double power point neatly positioned within. Doors leading to the double bedroom and sitting room.

#### SITTING ROOM

4.42m x 3.52m

Engineered oak flooring. Acova oil filled electric convector radiator with thermostat. Brick built fireplace with a wooden surround and mantel above, housing a Hunter Hawk multi fuel stove. Wooden double glazed casement window fitted with bespoke Gowan blinds, with curtain pole and curtains above. Recessed LED ceiling spotlights, multiple power points and doorway with step up to:-

#### KITCHEN

2.15m x 3.60m

Newly fitted Howdens shaker style kitchen, stainless steel sink with mixer tap and drainer. Painted wooden double glazed casement window overlooking the rear garden. uPVC glazed back door providing direct access to the enclosed garden. Integrated Lamona electric ho with Lamona stainless steel chimney style extractor hood incorporating lighting, together with a Lamona electric oven and integrated Lamona fridge. Built in cupboard with shelving providing useful storage and housing the freezer and microwave. Acova oil filled electric convector radiator with thermostat. Ceiling light and multiple power points. Lino flooring.

Door leading to the utility area, which provides space for a washing machine and tumble dryer. Coat hanger to the back wall. Lino flooring. LED ceiling light. Door through to:-

#### SHOWER ROOM

2.21m x 1.33m

Newly fitted bathroom with a corner shower cubicle incorporating a Mira Sport electric shower. Contemporary white wash hand basin with vanity storage beneath and a matching W.C. Electric heated towel rail. Fully paneled walls with an integrated extractor fan. Painted timber framed glazed obscure window. LED ceiling light and lino flooring.

#### DOUBLE BEDROOM

4.30m x 2.50m

Painted timber framed double glazed casement window fitted with bespoke Gowan blinds. Electric Creda thermostat heater. Recessed LED ceiling spotlights. Multiple power points. Engineered oak flooring.

#### Outside

The property benefits from an attractive, enclosed split level rear landscaped garden, for ease of maintenance and outdoor enjoyment. The upper garden features a level lawn, bordered by mature hedging, together with a gravel pathway leading to a decked seating area, providing an ideal space for al fresco dining. A solid timber fence provides excellent privacy, with a secure access gate.

Characterful stone steps leading down to the lower level where a traditional dry stone retaining wall creates an attractive feature and enhances the garden's charm. A further graveled section offers additional seating or storage potential. The garden enjoys a good degree of privacy and provides a wonderful outdoor space for relaxing and entertaining. There is a stone storage shed built into the rear of the property. The back kitchen door provides direct access to the garden space and there is a rear access gate to the communal area and onto the main street.

#### 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/LNM/PILKA01-01





**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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