

An aerial photograph of a village nestled in a valley. The foreground shows a white, single-story house with a grey slate roof and a chimney. The middle ground is filled with various houses, some with white walls and others with grey stone or brick. The background features rolling green hills under a blue sky with light clouds. The Galbraith logo is in the top right corner.

Galbraith

WINDYRIDGE

6 CHURCH ROAD, AUCHENCAIRN, CASTLE DOUGLAS



WINDYRIDGE, 6 CHURCH ROAD, AUCHENCAIRN, CASTLE DOUGLAS

Attractive 3 bedroom detached property in desirable village location.

Castle Douglas 8 miles ■ Dumfries 21. miles ■ Glasgow 99 miles

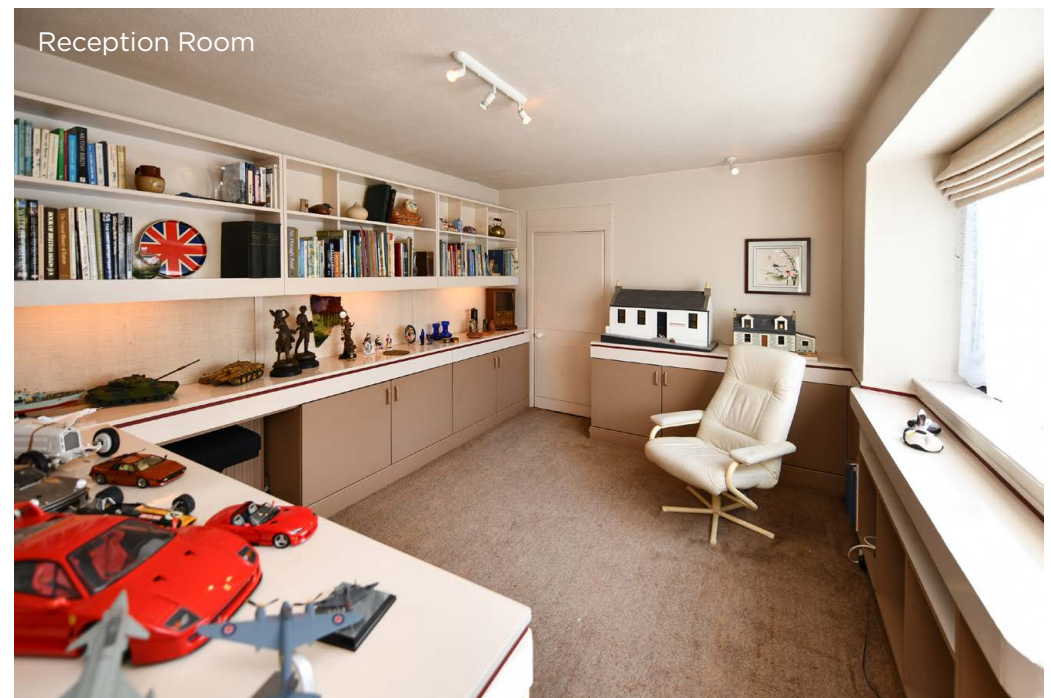
Offers over £250,000

- 3 reception rooms. 3 bedrooms
- Sizeable family home over two levels
- Integrated Garage
- Large Garden (0.3 acres in all)
- Off street gravel parking area
- Stone outbuilding

Galbraith

Castle Douglas
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 OnTheMarket





SITUATION

Windyridge sits within the village of Auchencairn in the National Scenic Area of the East Stewarty Coast. Auchencairn is a vibrant village with a strong sense of community. The village has its own church, primary school, Bowling Green, a shop with a Post Office and licenced café which does takeaway most nights, a day crèche, and a garage. There is a bus route to the local towns direct from the centre of the village and school buses travel to the secondary schools at Kirkcudbright and Dalbeattie. Balcary Bay Hotel is situated just a short distance from the village and provides dining and accommodation.

Castle Douglas, known as Dumfries & Galloway's Food Town, is a thriving market town providing a broad range of shops and services including two supermarkets, solicitors, large health centre and numerous individual shops and businesses. The regional capital of Dumfries offers a wider range of high street shops, retail parks, university campuses and a large hospital. Mainline train services are available at Dumfries, Lockerbie and Carlisle, with the M74 and M6 motorway networks available at Gretna, Moffat and Lockerbie.

DESCRIPTION

Windyridge is a deceptively spacious detached family home over two levels in the heart of the popular village of Auchencairn. Although now in need of modernisation, Windyridge presents an exciting opportunity to purchase a family home with an abundance of adaptable space to suit the buyer's specific needs and requirements. The property sits within an extensive site extending to circa 0.3 acres and enjoys stunning far reaching countryside views. Entrance from Church Road leads directly to a spacious hallway, providing access to the three bedrooms, all of which have fitted wardrobe storage and main bathroom. From the hallway, hatch access to the boarded loft via Ramsay ladder, which is currently laid out as a home office, a large Velux window allows the far-reaching countryside view to be enjoyed. Completing the ground floor is the snug and an attractive dual aspect living room with large windows to the front and rear of the property - allowing the views to be enjoyed. The exposed stone gable wall provides an attractive feature housing the gas stove. From here stairs descend to the lower ground floor and enter the Kitchen/Dining space, a sociable space which has a partial division, the new buyer may decide to combine and extend the space subject to planning consents. The garden room provides a space to relax and enjoy the view over the garden with French doors proving access to the rear garden. Continuing through, door opens to a central hallway/workspace with cupboard storage and further access to the rear garden. Utility / WC with plumbing for a washing machine. A large workshop space and walk in shelved store/larder complete the lower ground floor.

A single garage with double doors to the front accessed externally adjoins the property. An attractive detached stone building sits near to the street, a very useful space which sits under a slate roof, which could be utilised as a hobby room/home office specific to the buyer's needs.

Lower Ground Floor:

Kitchen/Dining. Garden Room. Hobby Room. Store/Pantry.

Ground Floor:

Entrance Hallway. Bathroom. Reception Room. Living Room. Three Bedrooms.

Attic Floor:

Fully Boarded, set up as an office.

GARDEN

Extensive garden grounds extend to the side and rear of the property. Gated access to an extensive gravel driveway providing parking for numerous vehicles. With vehicular access to the outbuilding and integrated garage and rear of the property where direct access to the lower ground floor can be gained. Beyond, the garden is laid mainly to lawn complimented by a range of beds planted with a wide range of mature shrubs and plants. At the rear of the property a patio area provides the perfect location to relax and dine al fresco while soaking up the stunning, far reaching countryside views. Greenhouse sits within the garden. The site totals circa 0.3 acres.

Garage - (5.1 x 3.7m). Accessed through folding timber doors.

Stone Outhouse - (3.2 x 3.7m) Of stone construction under a slate roof.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Windyridge	Mains	Mains	Mains	Freehold	Oil Central Heating	Band E	F30

POST CODE:

DG7 1QS

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: MODULES. CAKEWALK.SURVIVING.

SOLICITORS

Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ

LOCAL AUTHORITY

Dumfries & Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.



Bedroom



Bathroom



Attic space/office



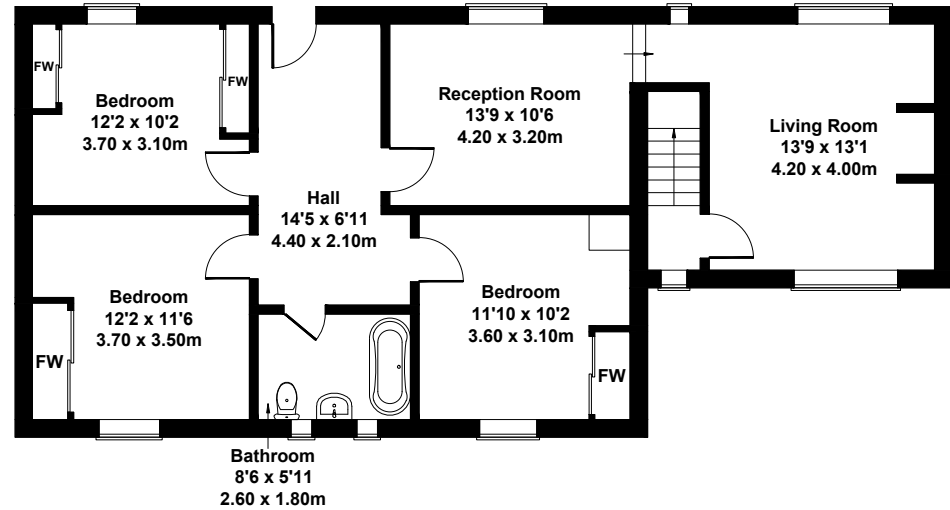
Garden Room

Windyridge, Auchencairn

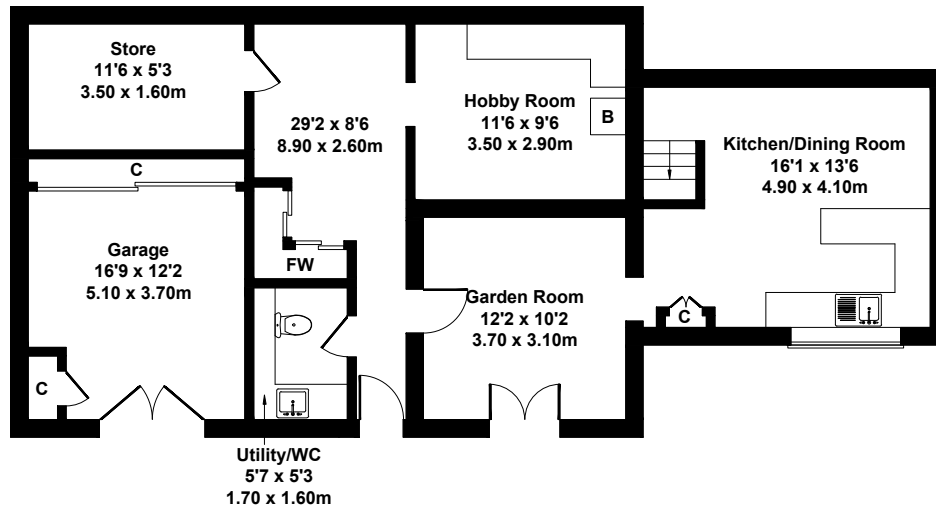
Approximate Gross Internal Area
2196 sq ft - 204 sq m



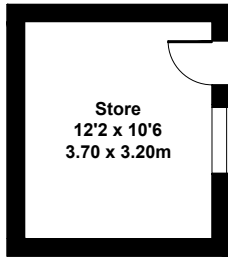
LOFT



GROUND FLOOR



LOWER GROUND FLOOR



OUTBUILDING

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

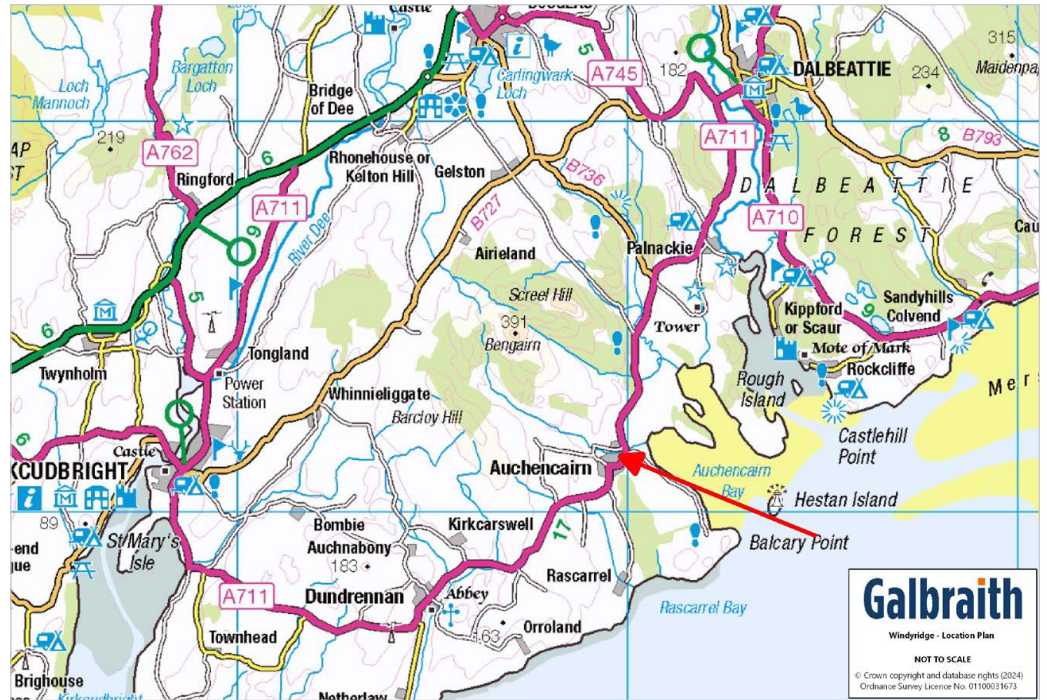
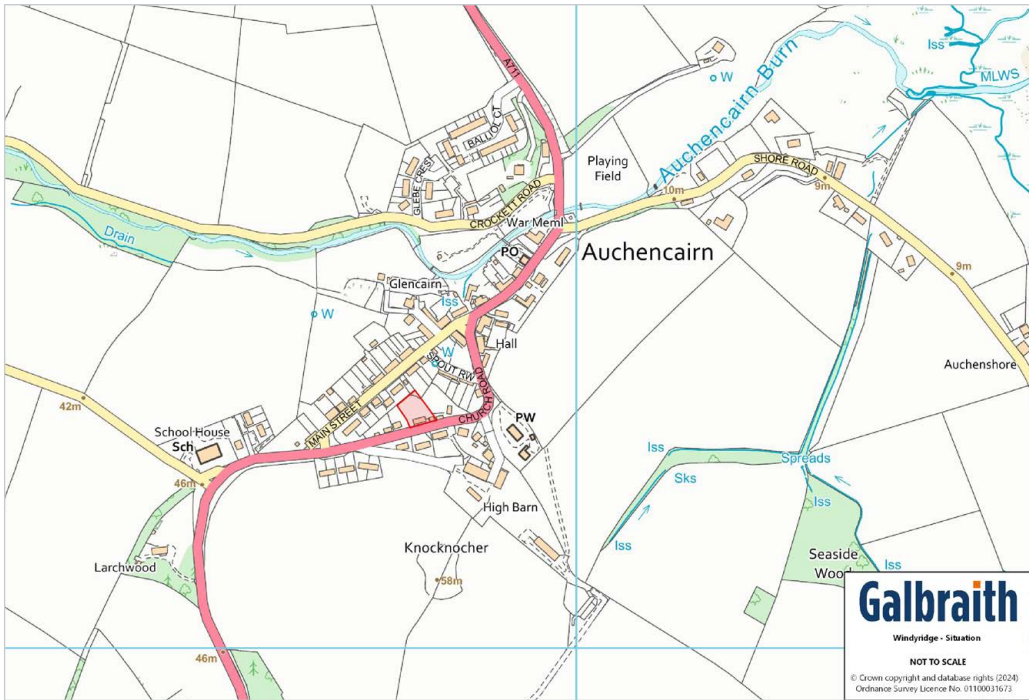
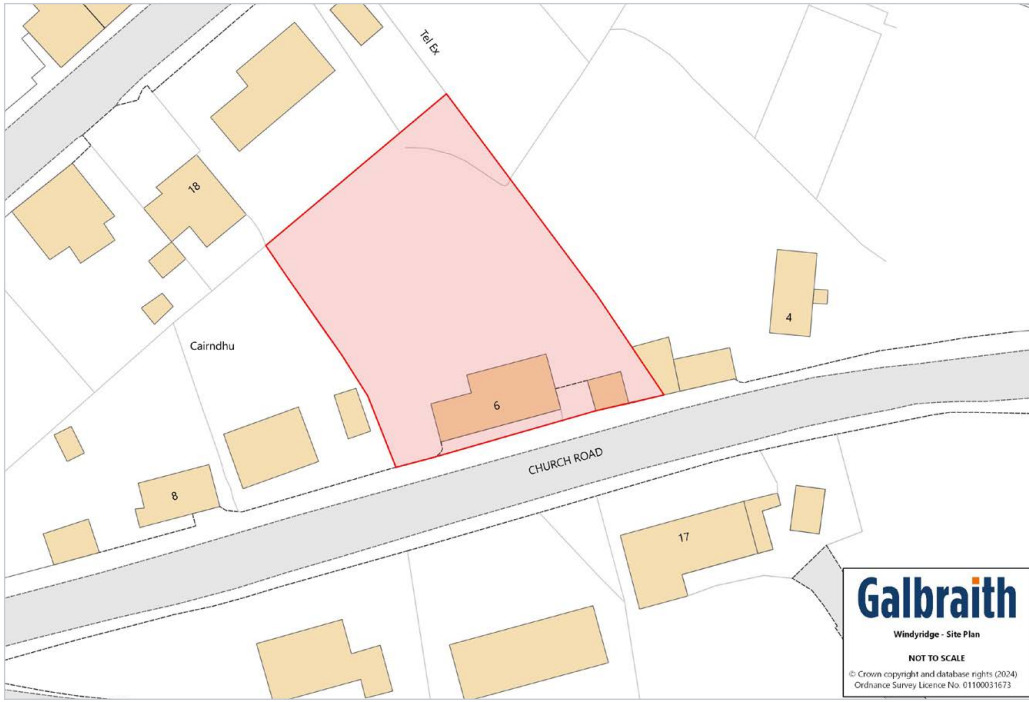
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred

by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in April 2024.







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