



Robert Wilson & Son  
SOLICITORS & ESTATE AGENTS



## 38-40 HIGH STREET, SANQUHAR, DUMFRIESSHIRE, DG4 6BL

Rare opportunity to purchase a property that marries history with modern convenience. Nestled in the heart of the Royal Burgh of Sanquhar, this property offers much more than just a home—it's a slice of local heritage. The attached former successful butcher shop opens doors to entrepreneurial ventures or a unique conversion project. At the rear of the property a long, sweeping driveway is an imposing feature through around half an acre of immaculately presented garden ground. Outbuildings provide additional storage or workshop space. Formerly double fronted Town House.

- Entrance hallway
- Sitting room
- Living room with dining area
- Kitchen
- Upstairs Bathroom
- 3 Upstairs bedrooms
- Upstairs Box room/office
- Large rear garden (Approx ½ acre)
- Large driveway
- Garden shed
- Large Garage/Shed
- Block of 4 single storey brick built garages
- 2 brick built storage units
- Outdoor storage buildings
- Outdoor toilet
- Shop premises

VIEWING:- Contact selling agents  
on 01659 50251 or 01848 330251  
for an appointment to view.

**OFFERS OVER £210,000**

Entering up two steps through a wooden front door with letterbox into:-

**ENTRANCE HALLWAY** **2.002M X 7.242M**  
**(AT ITS WIDEST)**

Carpeted. CHR. Ceiling light. Power points. Original coving and skirting.

Moving through to your right into:-

**SITTING ROOM** **3.622M X 4.897M**

Carpeted. Front facing sash and case wooden double glazed window which has cupboard unit underneath. Fitted blind. Curtains. Various power points. Mantlepiece. Double CHR. Ceiling light. Wall lights with dimmer switch. Original coving and skirting.

Moving back through into Entrance Hallway keep going to the left is a walk in storage cupboard underneath the stairs. Further down on the left is a further storage cupboard with a rail for hanging coats and shelves.

Going through down two steps to your right through a wooden door with large frosted glass panel into:-

**LIVING ROOM/DINING AREA** **4.348M X 4.880M**

Carpeted. Wall lights. Side facing UPVC double glazed window. Power points. Alcove with shelving unit. Gas fire in living room. TV point.

Going through into:-

**KITCHEN** **5.235M X 2.647M**

Wooden look lino flooring. Space for dining. Floor and Eye level cupboard units. Beko double oven with touch hob and hood.

Various power points. Space for white goods. Hotpoint fridge freezer. Plenty worktop space. Stainless steel kitchen sink unit. Rear facing wooden double glazed window with single CHR. Built in cupboard and shelving unit for more storage. Skylight.

Moving back through the house to the Entrance Hallway and going upstairs carpeted with brass rods. Double wooden handrail.

Go up onto the first landing you can either go left or right. Going to the left up another two steps. Side facing sash and case wooden double glazed window. Go straight on into:-

**BATHROOM** **1.801M X 2.999M**

Linoleum flooring. CHR. Bath with an Ivory Triton 2 shower. WC. Ceramic sink unit. A frosted glass side facing UPVC window. Towel rail.

Back into the upstairs landing and go through into:-

**BEDROOM 1** **2.946M X 4.442M**

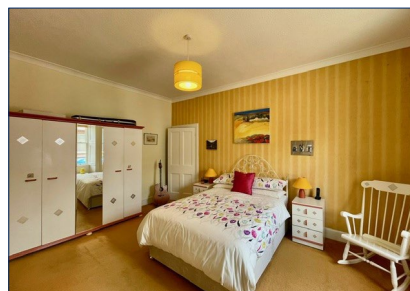
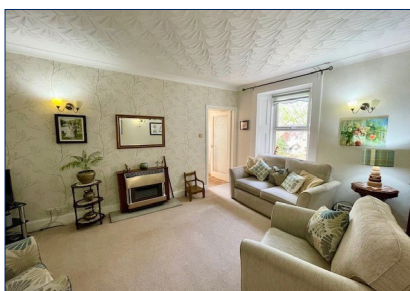
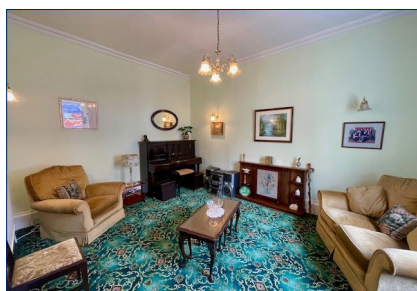
Carpeted. Rear facing sash and case wooden double glazed window. Curtains. Fitted roller blind. CHR. Various power points.

Up a further 6 steps to the right to a further upstairs landing through to the left into:-

**BEDROOM 2** **3.600M X 4.915M**

Carpeted. CHR. Front facing sash and case wooden double glazed window with fitted roller blind, curtain rail, curtains. Various power points. Built in storage cupboard with shelves. Wardrobes. Ceiling light.

Back through into the upstairs landing there is a door between the two bedrooms into:-



**BOX ROOM/OFFICE**

**1.90M X 1.70M**

Lino flooring. Built in cupboards. Front facing sash and case wooden double glazed window.

Moving through into:-

**BEDROOM 3**

**3.550M X 4.889M**

Carpeted. Front facing sash and case wooden double glazed window with fitted blinds and curtains. Rear facing double glazed window with fitted blinds and curtains. Various power points. TV connection. Ceiling light. Built in storage cupboard with shelves.

Moving back downstairs exiting the property through the back door into:-

**OUTHOUSE STORAGE**

**5.182M X 3.538M**

Walk in freezer. Outdoor storage cupboard. Perfect for outdoor equipment. Small outdoor toilet.

Go next door into:-

**SHOP PREMISES (REAR)**

First room you enter from the rear has a fitted stainless steel sink unit. Concrete floor. Fuse box for shop and house. Walk in fridge/chill room.

**SHOP PREMISES (FRONT)**

**3.443M X 4.627M**

Currently set up as a butchers shop. Original deep coving.

**REAR GARDEN**

The area directly adjacent to the property is mostly paved providing plenty of space to park 4 or more cars. There is an area for flowerbeds, shrubbery and a seating area for outdoor dining. Wooden shed.

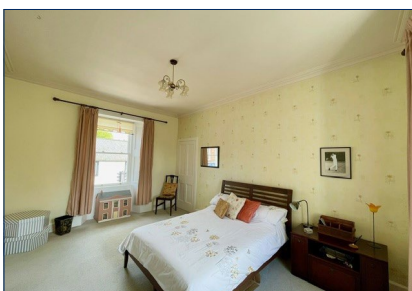
Long driveway leads up to the property with grassed area on either side. Picturesque trees and shrubbery. New lockable gate at end of drive. Large shed/garage. Block of 4 single storey brick built garages with 2 brick built storage units.

Sanquhar has a Primary School and an Academy taking pupils to Sixth Year Standard, bowling green, nine hole golf course, fishing, a good selection of shops, the oldest Post Office in Great Britain, public swimming pool, bank, Police Station, Builders, Plumbers, Joiners, Slaters, Electricians, Garages, Filling Station, public Library, two Hotels and two cafes/tea rooms. A bus service operates between Dumfries and Cumnock. Drumlanrig Country Estate is also around a 20 minute drive and offers varied attractions. Sanquhar Railway Station is on the Glasgow/Carlisle railway line with a change at Carlisle for London. Glasgow and its airport are just over an hour's drive away while Edinburgh can be reached in less than 2 hours.

**ROBERT WILSON AND SON**

Although believed correct these particulars are not so warranted. All measurements are for guidance only and not guaranteed.

No warranty is given to the efficient working order of heating and electrical appliances and kitchen equipment. These items must be accepted by the purchaser in their present condition.



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