

23 Deer Park Avenue, Sanquhar, DG4 6AJ

Offers Over £57,000



**'Reduced Price'**

Good size terraced two bedroom house conveniently located close to shops, school and transport links. Benefits from gas central heating, double glazing and gardens to front and rear. Situated in the attractive and popular rural town of Sanquhar on the River Nith. Sanquhar offers a wide range of shops, Pharmacy, Swimming Pool, Health Centre, Bank, 9 Hole Golf Course, Primary and Secondary Schools with a Railway Station on Carlisle to Glasgow main lines.



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**Measurements (all approx.)**

Living Room – 4.77m x 3.63m  
 Bedroom 1 – 4.08m x 2.63m

Kitchen – 4.66m x 2.55m  
 Bedroom 2 – 3.89m x 3.65

Bathroom – 2.33m x 1.79m



These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken using a wide angled lens.



Accommodation comprises:

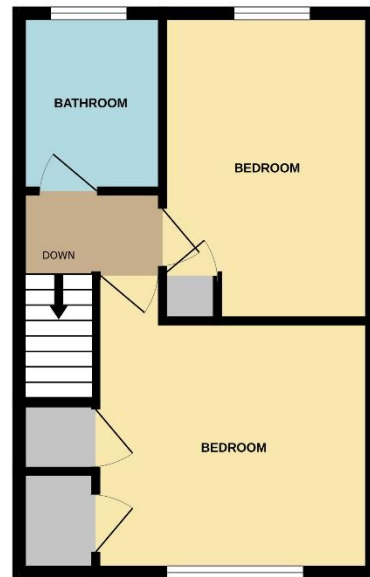
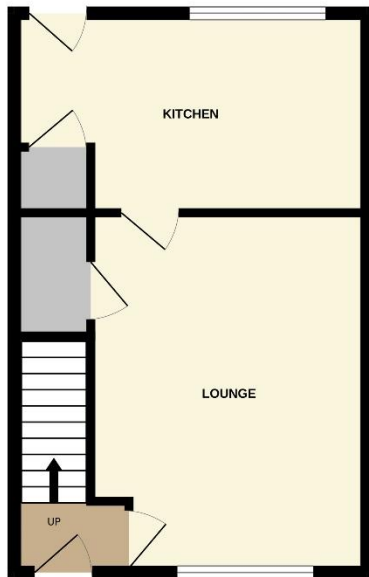
- Entrance hallway, cupboard housing electrics. Door to living room and stairs to first floor.
- Good size living room with window to front. Large under stairs cupboard with coat hooks.
- Kitchen with wall and base units, sink with right hand drainer. Clothes pulley. Built-in cupboard. Window to rear and door to rear.
- Stairs to first floor with hand rail. Doors to two bedrooms and bathroom.
- Bathroom with W. C., wash hand basin and bath. Window to rear.
- Bedroom one is a double bedroom with window to rear
- Bedroom 2 is a bright double bedroom with window to front. Two built-in wardrobes one with shelves.
- Front garden is laid to lawn. Good size rear garden which is laid to lawn and has a patio area.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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