



RWS

Robert Wilson & Son
SOLICITORS & ESTATE AGENTS

1-2 DONALD'S KNOWE WANLOCKHEAD, BIGGAR ML12 6UW

Semi detached Cottage in the remote rural Village of Wanlockhead. Sizeable front and rear gardens with driveway.

Accommodation comprises:-

- VESTIBULE
- ENTRANCE HALL
- SITTING ROOM
- REAR CONSERVATORY
- BATHROOM
- ATTIC SPACE
- KITCHEN//DINER
- 3 BEDROOMS
- AMPLE POWER POINTS THROUGHOUT.
- TWO LARGE OUTBUILDINGS
- INTERLINKED SMOKE ALARM SYSTEM
- HOME REPORT AVAILABLE.

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

EPC Ref = E/F

OFFERS OVER £184,950

Well proportioned semi detached Cottage with development potential (subject to obtaining necessary consents) situated in the desirable Village of Wanlockhead.

Offering fine views as shown on the attached plan.

The property is accessed by a private road from the main road. Entry to the property is through a UPVC front door into:-

VESTIBULE 1.581M X 1.158M

Wooden door. Front facing UPVC double glazed window with roller blind. Controls for all storage heaters. Fuse box. Shower control. All meters. Thermostat.

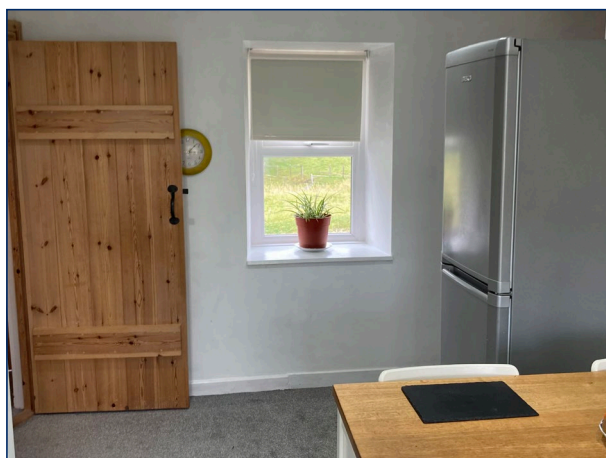
Wooden door leads into:-

HALL 1.949M X 0.991M

Fitted carpet. Smoke alarm. Access to roof space.

SITTING ROOM 2.861M X 4.328M

Wooden floor. Front facing double glazed window with blind. Two side facing windows, one either side of the fire place which has a wooden log burner. Power points. Dimplex Quantum night store heater fixed to wall. Ceiling light with 8 bulbs. UPVC door with two glass panels into:-



REAR CONSERVATORY 2.404M X 3.958M

Fitted carpet. Windows to 3 sides and Perspex roof. Power points.

Back into the hall through a wooden door into:

BATHROOM 1.531M X 3.056M

Tiled floor. Large walk-in shower cubicle with a Tritor En Rich shower. Splashback tiling. Perspex circular shower enclosure. Pedestal wash hand basin with taps. WC. Shelf above with further window shelf with Rear facing double glazed frosted glass UPVC window. Heated towel rail with switch. Wall mirror. Ceiling light.

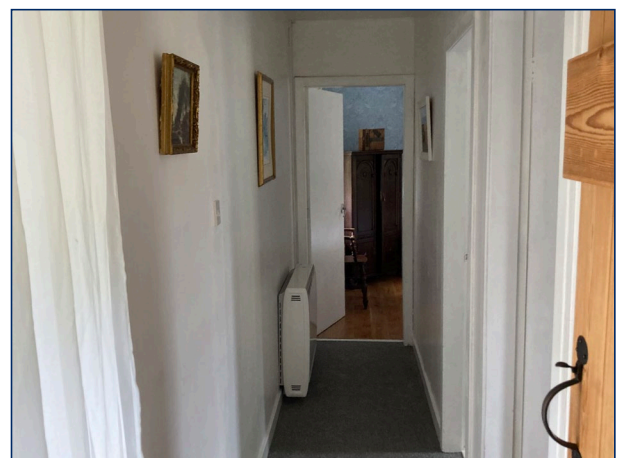
ATTIC SPACE

Fully floored and lined.

Wooden door into:-

KITCHEN /DINER 3.095M X 4.871M

Tiled flooring. CHR. Ample power points. Front facing and rear facing windows. Dimplex Quantum night store heater. Fitted kitchen units. Eye level and floor level cupboards. Storage drawers. Hob, Oven, Washing machine and Cooker are included in the sale. Breakfast bar with two seats. 6 Spotlights. Carpeted area of the dining kitchen which leads to passageway and bedroom accommodation:-



BEDROOM 1 **2.896M X 3.379M**

Wooden floor. UPVC double glazed window. Curtains. Curtain poles. Dimplex Quantum night store heater. Two double power points.

Through a wooden door into:-

BEDROOM 2 **2.673M X 3.380M**

Hatch to loft which is all floored with the roof timber being overlaid with tongue and groove sarking. Front and rear facing double glazed windows. Curtains. Curtain poles. Carpet. Dimplex Quantum night store heater. Two double power points.

Radiator in hall. Smoke alarm.

BEDROOM 3 **2.895M X 4.427M**

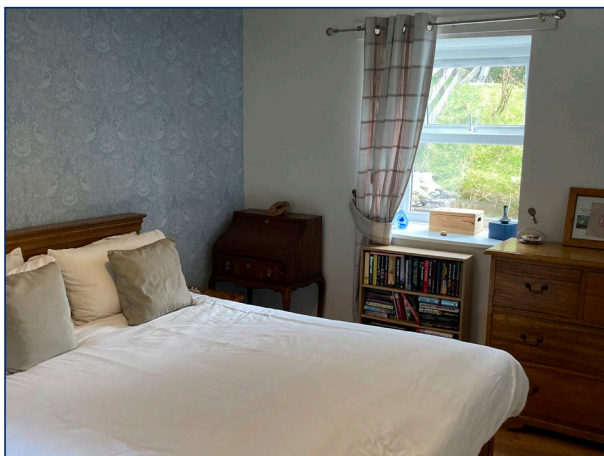
Carpet. Front and rear facing windows. Curtains. Curtain poles. Dimplex Quantum night store heater. Two double power points.

OUTSIDE

Front and rear gardens. Paved area at side. Adjacent to the property is a former dairy building and a substantial former garage building. These outbuildings offer a prospective purchaser a development opportunity in whichever way they choose. Both buildings are connected to the usual services (electricity and water).

Wanlockhead is a hidden gem in the Scottish countryside, where you can explore the rich history and heritage of mining and gold panning. This quaint village, surrounded by the scenic Lowther Hills, is the highest in Scotland, at 467 metres above sea level. You can visit the fascinating Wanlockhead Museum of Lead Mining, where you can see how the miners lived and worked in the 18th and 19th centuries. You can also try your luck at finding some of the purest gold in the world, or enjoy a walk or a bike ride along the scenic trails and paths. Wanlockhead is a perfect destination for anyone who loves nature, history, and adventure.

Sanquhar (a few miles to the South) 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. An Arts and Crafts Centre opened recently in the High Street and houses art exhibitions, film shows and theatrical productions. A bus service runs between Dumfries and Cumnock with stops in Kirkconnel. Public transport is therefore readily available for rail and bus passengers.



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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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