



Robert Wilson & Son
SOLICITORS & ESTATE AGENTS



ARDYNE, 128A HIGH STREET, SANQUHAR, DUMFRIESSHIRE, DG4 6DZ

Deceptively spacious mid-terraced two storey dwellinghouse conveniently situated on Sanquhar High Street close to local amenities. Traditional features. Viewing highly recommended. Sizeable rear garden.

Accommodation comprises:-

- Vestibule
- Hall
- Sitting room
- Dining Kitchen
- Bathroom
- Utility Room
- 2 Shower rooms
- 3 Bedrooms
- Fully double glazed
- Gas fired central heating
- Home report available.

Contact selling agents on 01659
50251 or 01848 330251 for an
appointment to view

EPC ref: C/D

OFFERS OVER £120,000

The property is located at the South end of Sanquhar High Street, as shown on the plan.

Entering by way of a solid wooden front door with upper glass panel off Sanquhar High Street into:-

VESTIBULE 1.21M X 1.57M.

Coat hooks. Tiled floor. Ceiling light. Cupboard with gas meter. Wooden door with ornate hand painted glass panel into:-

HALL 3.991M X 1.037M.

Tiled stone floor. Double Central Heating Radiator (CHR). Ceiling light. Smoke detector. Power points. Telephone point. Central heating thermostat.

Entering to the right through a wooden door with a decorative glass panel through to:-

SITTING ROOM 3.871M X 4.382M.

Wooden door. Front facing double glazed window with fitted blinds and curtains. Double CHR. Power points. TV point. Attractive wooden fireplace and mantelpiece with carvings with stove. Alcove with shelves and cupboard below housing electricity meter. Triple suspended ceiling light. Smoke alarm.

Wooden doors with glass decorative double sliding doors through to:-

DINING KITCHEN 4.339M X 3.934M.

Linoleum tile look flooring. Rear facing double glazed window with fitted blind and pelmet above. Modern fitted kitchen with breakfast bar. Eye and floor level cupboards including display cupboards and swivel storage cupboard. Drawers. Worktops. Integrated fridge freezer. Single oven with gas hob with cooker hood above with light. Dishwasher. Carron Phoenix one and a half drainer sink with mixer tap. Double CHR. Power points. 3 x 4 ceiling suspended spot lights. Wooden door with step down into:-

UTILITY ROOM 4.062M X 2.018M

Linoleum tile look flooring. Florescent strip light. Space for whitegoods. Rear facing UPVC double glazed window with fitted blind and pelmet. Worktop with cupboard below. Worcester Central Heating boiler. Central heating timer. Power points. Under stair large storage cupboard with shelves and coat hooks.

UPVC door which leads out into:-

BACK GARDEN

Down two steps. The garden is laid out in stone patio area with circular design. Space for wheelie bins and storage for wood for the stove. Clothes drying area. Stone chips. Garden shed. Path leads down to the bottom of the garden with dry stone dyke. Flower beds and small bushes. Grassed area. Various sheds.

SHOWER ROOM 1.785M X 0.884M (not including depth of shower)

Linoleum flooring. Shower cubicle housing Triton Ivory 4 electric shower. WC. Wash hand basin with mixer tap and cupboard beneath. 2 ceiling spotlights. Expelair.

Moving back through to the entrance hallway up carpeted staircase with a double wooden banister on either side up to an entresol with power point into:-

SHOWER ROOM 2.272M X 2.671M (not including depth of shower).

Stone Tiled floor. Rear facing UPVC frosted glass double glazed window with fitted blind. Floor level storage space. Bathroom suite comprising WC, wash hand basin with mixer tap and cupboards beneath. Walk in shower cubicle housing an electric shower with shower screen. Wall cabinet with mirror and light. Airing cupboard with hot water pipes and shelves above. Towel rail. Single CHR. 4 ceiling spotlights. Access to the loft.



From the entresol 4 further steps lead up to:-

UPSTAIRS HALL

Velux window bringing much natural light into the property. Single Power Point. Suspended ceiling light. Large walk in storage cupboard with clothes rail and shelves with sliding doors and cupboard above.

Left into:-

BEDROOM 1 (REAR) 2.810M X 3.172M.

Fitted carpet. Rear facing UPVC double glazed window with fitted blinds and curtains. Large fitted wardrobe with sliding mirrored doors. Double CHR. Ceiling light. Power points.

Left again into:

BEDROOM 2 (FRONT) 4.708M X 3.659M.

Fitted carpet. Front facing UPVC double glazed window with fitted blinds and curtains. Storage cupboard beneath the window. Ceiling light. Double CHR. Power points.

BEDROOM 3 (FRONT) 3.554M X 2.059M.

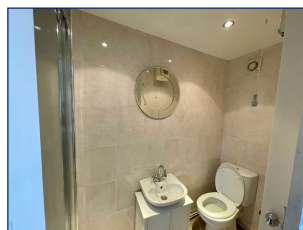
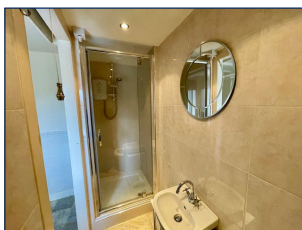
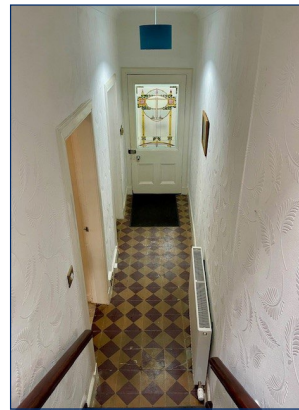
Fitted carpet. Front facing UPVC double glazed window with cupboard beneath. blinds and curtains. Ceiling light. Single CHR. Power points.

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 working Post Office in the world, public swimming pool, two banks, Police Station, Builders, Plumbers, Joiners, Slaters, Electricians, Garages, Filling Stations, public Library, two Hotels and two cafes/tea rooms. An Arts and Crafts Centre (named A' the Airts) opened in the High Street and houses art exhibitions, film shows and theatrical productions. A bus service operates between Dumfries and Ayr. 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 a slightly longer time.

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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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