



Robert Wilson & Son  
SOLICITORS & ESTATE AGENTS



## 21 CASTLE STREET, SANQUHAR, DUMFRIESSHIRE, DG4 6AB

Deceptively spacious two storey flat conveniently situated on the South side of Sanquhar High Street close to local amenities. Viewing highly recommended. Accommodation comprises:-

- VESTIBULE
- HALL
- BATHROOM
- LIVING ROOM/DINING ROOM
- KITCHEN
- PLENTY OF LARGE STORAGE CUPBOARDS – SPACE FOR WHITE GOODS
- 3 BEDROOMS/2 BEDROOMS AND STUDY
- FULLY DOUBLE GLAZED
- GAS FIRED CENTRAL HEATING
- HOME REPORT AVAILABLE.

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

**OFFERS OVER £100,000**

EPC Ref = D

Going up steps into the rear terrace which has been finished with astroturf, fenced, storage shed.

Up one step through a wooden door with two ornate glass panels into:-

### **VESTIBULE**

Tiled floor. Wooden door with two glass panels into:-

### **HALL L SHAPED 2.908M X 2.645M**

Carpeted. Ceiling light. Single CHR. Telephone point. Power points.

To your left through a wooden door into:-

### **BATHROOM 2.588M X 2.144M**

Wooden floor. WC. Mains shower. Bath. Rear facing wooden sash windows. Single CHR. Wash hand basin. Ceiling light.

Further to your left through a wooden door into:-

### **UTILITY ROOM**

**0.894M X 1.499M**

Plenty of space for storage or for whitegoods. Single CHR. Ceiling light. Power points.

Back into the Hall through a wooden door into:-

### **LIVING ROOM/DINING ROOM 7.918M X 3.323M**

Wooden look laminate flooring. Ceiling light. Wall lights. Double CHR. Two front facing wooden sash windows with fitted blinds, curtain rail. Power points.

Moving through into:-

### **KITCHEN**

**2.437M X 3.583M**

Wooden flooring. Ceiling spot lights. Floor and eye level cupboard units. Sink with mixer tap. Rear facing wooden sash windows. Ideal Logic plus hot water tank. Power points. Single CHR. Built in fridge freezer. Door from kitchen leads back into the Hall. Integrated cooker.



Storage Cupboard under the stairs for coats etc.

Up a carpeted staircase up 5 steps to a small landing. Up a further 9 steps to the upstairs landing. Wooden banister. Single CHR. Smoke alarms. Hatch to attic.

Ceiling spot lights. Velux window above stairs. 2 large storage cupboards.

To your left is:-

### **BEDROOM 1** **4.144M X 6.313M**

Carpeted. Front facing wooden sash windows with fitted blinds. Ceiling light. CHR. Power points.

Back into the upstairs landing further to your left is:-

### **BEDROOM2/STUDY** **1.895M X 3.697M**

Carpeted. Built in wardrobes for storage. Velux ceiling window. Ceiling spot lights. Single CHR. Power points.



Straight on into:-

### **BEDROOM 3** **6.317M X 4.616M**

Wooden flooring. Ceiling spot lights. Front facing wooden sash windows with fitted blinds and curtain rail. Single CHR. Television point. 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 Post Office in Great Britain, public swimming pool, Police Station, Builders, Plumbers, Joiners, Slaters, Electricians, Garages, Filling Stations, 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 operates between Dumfries and Ayr. Sanquhar Railway Station is on the Glasgow/Carlisle railway line with a change a 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.

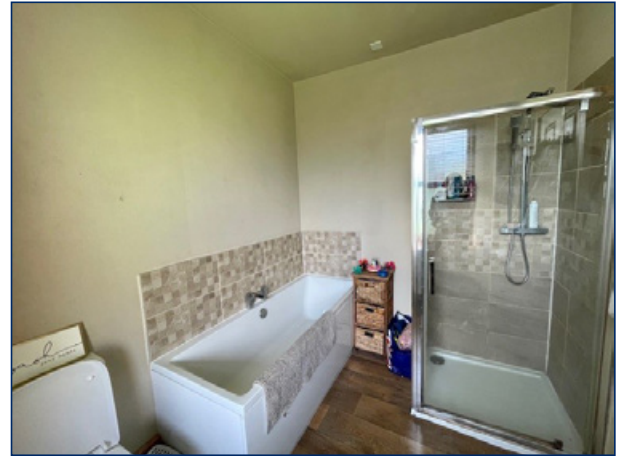


## **ROBERT WILSON AND SON**

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.





## 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.

