



Robert Wilson & Son
SOLICITORS & ESTATE AGENTS



55-57 HIGH STREET, SANQUHAR, DUMFRIESSHIRE, DG4 6DT

Semi detached dwellinghouse with adjoining shop premises situated in the centre of Sanquhar High Street close to all local amenities.

- ENTRANCE HALLWAY
- HALLWAY
- LIVING ROOM
- KITCHEN
- UPSTAIRS BATHROOM
- 3 UPSTAIRS BEDROOMS
- LARGE REAR GARDEN
- LARGE BRICK BUILT OUTBUILDINGS
- SHOP PREMISES
- NO HOME REPORT

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

EPC Ref (House): D/E
EPC Ref (Shop): D

OFFERS OVER £100,000

Entering the dwellinghouse from Sanquhar High Street through a UPVC front door with ornate glass panels into:-

ENTRANCE HALLWAY

Laminate wooden flooring. Ceiling light. Wooden door with 15 glass panels into:-

HALL

Parquet wooden flooring. Ceiling light. Single CHR.

Moving through to your right into:-

LIVING ROOM 3.058M X 4.172M

Parquet wooden flooring. Ornate wooden mantelpiece and coal fire. UPVC double glazed front facing window with fitted blind and curtains. Various power points. Ceiling light. Single CHR.

Moving through double wooden doors with glass from the living room into:-

KITCHEN 3.069M X 3.572M

Tiled. Floor and eye level cupboard units on the left side doors are all glass. Integrated gas hob. Various power points. Space for white goods. Plenty worktop space. Stainless steel kitchen sink unit. Two UPC double glazed patio doors with blinds which lead out into:-

REAR GARDEN

Concrete former outbuilding up two steps to another concrete area with elevated grassed area which is up

7 steps. Trees and shrubbery. Garden backs on to a sandstone building. Side entrance which could potentially be made into a driveway with an area for parking a car. Outbuildings for storage.

Moving back through the house to the Entrance Hallway going up the stairs where there is an ornate stained glass rear window half way up.

UPSTAIRS LANDING

Single CHR. Power points. Ceiling light. Hatch to the attic. (Query box outside bathroom door on wall).

Moving to your left is:-

WETROOM

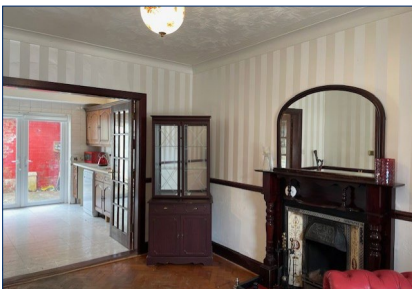
Wetroom flooring. Respatex walls. Mains shower. WC. Rear facing UPVC frosted glass window. Wash basin. Storage cupboards. Single CHR. Ceiling light.

Back into the upstairs landing and go through left into:-

BEDROOM 1 4.293M X 4.228M

(Currently used as a sitting room) Wooden flooring. Ornate cornice on the ceiling. Traditional features. Ornate plastic fireplace. Two single CHRs. Two front facing front UPVC double glazed windows. Power points. Chandelier and two wall mounted lights.

Back into the upstairs landing and to your right is:-



BEDROOM 2

3.064M X 3.314M

Laminate wooden flooring. Mirrored wardrobes. Side and rear facing UPVC double glazed windows. Curtains. Two single CHRs. Ceiling light. More traditional features. Power points.

Back through into the upstairs landing into:-

BEDROOM 3

3.045M X 4.259M

Laminate wooden look flooring. Former built in wardrobe which has been dismantled. Two single CHRs. Front and side facing UPVC double glazed windows with curtains. Power points.

SHOP PREMISES

Currently set up as a tattoo shop. Clean and well maintained.

2.978m x 4.803m Entering through a steel door with large glass panel into shop floor. Front facing store front windows. Strip ceiling lights. Various power points. Internet connection. Night storage heater.

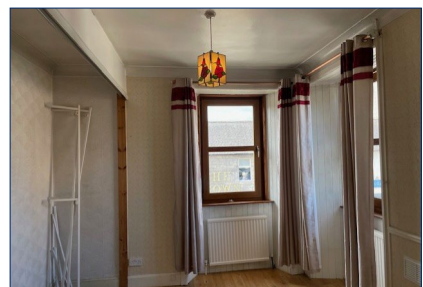
1.489m x 1.957m Walk in cupboard currently fitted as a kitchen. Stainless steel washbasin, floor and eye level cupboard units. Space for white goods. Night storage heater. Ceiling light.

3.284m x 2.089m Moving further back there is a side facing bay window with storage cupboards underneath the windowsill. Ceiling lights.

2.313m x 1.528m Sliding door into the toilet. WC. Night storage heater. Wash hand basin. Ceiling light. Fitted for disabled access.

3.281m x 4.068m Up two steps into the back room which has laminate flooring. Wash hand basin. Ceiling lights. Frosted glass side facing window with fitted blinds. Fire extinguisher. Storage heater. Two windows facing into the rear garden.

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 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.



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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.

