



Robert Wilson & Son
SOLICITORS & ESTATE AGENTS



BLAWEARIE COTTAGE, BLAWEARIE ROAD, SANQUHAR, DUMFRIESSHIRE, DG4 6BS

Situated in the heart of Sanquhar, this delightful 2 bedroom bungalow offers an ideal blend of traditional character and modern comfort. Light-filled and spacious throughout with large windows and traditional features. Perfectly positioned for convenience, the property is just a short walk from Sanquhar railway station, offering direct national transport links. The property also benefits from a wrap around front and generous rear garden.

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|--------------------|--|
| ■ ENTRANCE PORCH | ■ BEDROOM/DINING ROOM |
| ■ ENTRANCE HALLWAY | ■ LARGE FLOORED ATTIC SPACE WITH STEP ACCESS |
| ■ LIVING ROOM | ■ LARGE REAR GARDEN |
| ■ KITCHEN | ■ BRICK BUILT GARDEN SHED |
| ■ BEDROOM | ■ HOME REPORT AVAILABLE |
| ■ SHOWER ROOM | |

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

OFFERS OVER £135,000

EPC Ref: D

Entering the property from Blawearie Road going up two steps then a further six steps to the front garden which is laid out in grass and shrubbery behind a stone retaining wall. The septic tank is also located in the side garden of the property.

Coming up a step through a UPVC front door with single glass panel into:-

FRONT PORCH

Tiled floor. Ceiling light. Two PVC double glazed windows and doors under a sloping polycarbonate roof. Up another step through a wooden door into:-

ENTRANCE PORCH 1.249M X 1.186M

Tiled floor. Coat hooks. Cupboard housing electricity meter.

Through a wooden door with 15 glass panels into:-

ENTRANCE HALLWAY 1.260M X 4.566M

Carpeted. Ceiling light. Power points. Double CHR.

Moving through a wooden door to your left into:-

LIVING ROOM 4.790M X 4.185M

Carpeted. Ceiling light. Two CHRs. Wood burning stove. Front facing UPVC double glazed windows. Side facing UPVC double glazed bay window with a seat beneath the window. Curtail rail. Various power points.

Moving back through into Entrance Hallway to the right through a wooden door into:-

BEDROOM 1 3.831M X 4.898M

Wooden flooring. Front facing UPVC double glazed windows with sheer curtains and curtain rail. Double CHR. Ceiling light. Power points. Built in glass shelving unit and cupboard.

Back into the Entrance Hallway and through a wooden door to your right is access to:-

ATTIC 6.063M X 3.399M

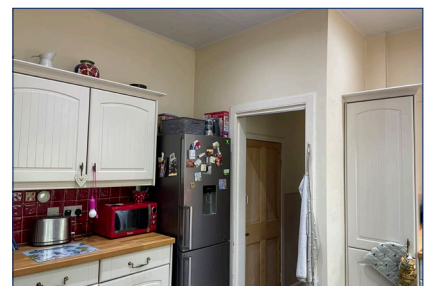
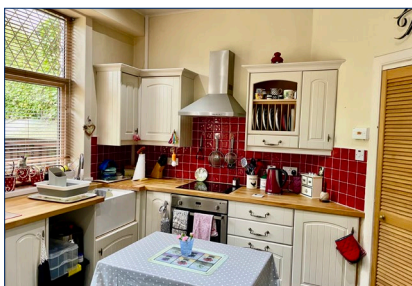
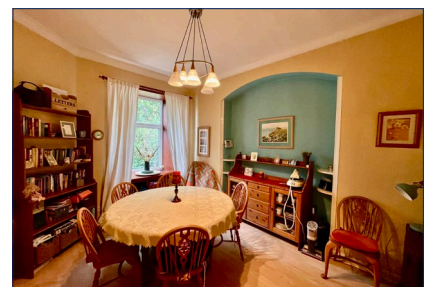
Floored. Two velux ceiling windows. Further room which goes further back for storage and measures 4.240m x 3.399m.

Back into the Entrance Hallway through a wooden door to the left into:-

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 2

3.317M X 4.142M

(Which is currently used as a dining room). Wooden look laminate flooring. Ceiling light. Double CHR. Built in arched alcove. Side facing UPVC double glazed window. Power points.

Back into Entrance Hallway and into:-

SHOWER ROOM

2.528M X 1.821M

Mains shower. Respatex around shower area. Glass shower screen. Rear facing frosted glass UPVC double glazed window. Single CHR. Ceiling light. Built in shelf. Porcelain WC and wash hand basin.

Back into the Entrance Hallway there is another door which leads into the Understairs storage cupboard/stairs up into the floored attic. Separate area with door to access.

Through into:-

KITCHEN

3.914M X 3.373M

Wooden effect linoleum flooring (covering a concrete floor). Ceiling spot lights. Floor and Eye level cupboard units. Stoves Newhome oven with hob and hood. Various power points. Rear facing UPVC double glazed window with fitted blinds. Porcelain sink with wooden worktops. Space for white goods. Various whitegoods fridge freezer, washing machine and dryer or a dishwasher. Pantry for

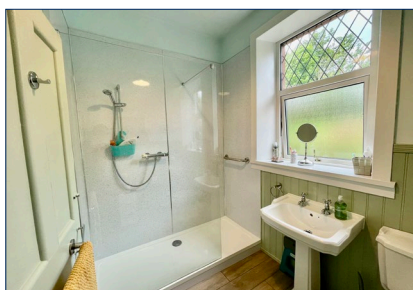
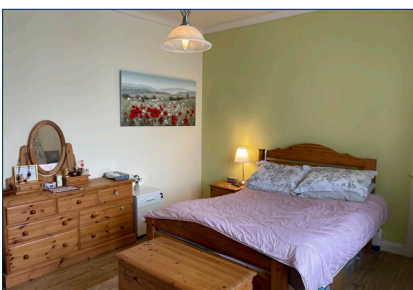
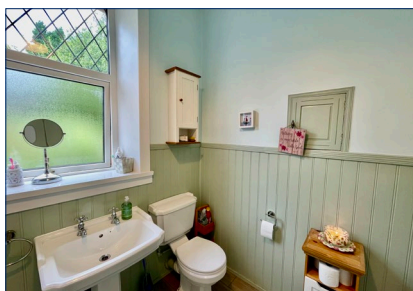
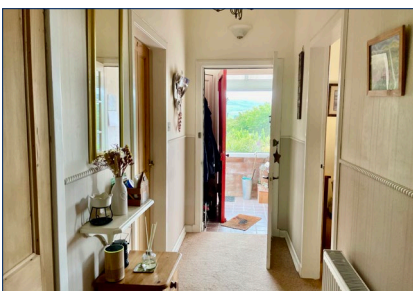
storage with Worcester combi boiler. UPVC back door with roller blind which leads out into Rear Garden. Small wooden single glazed window.

Going out the back door down two steps into:-

REAR GARDEN

Store for wood for stove. Back gate leading round to the front garden. Front ex adverso the property is concrete then up seven steps to a tiered garden. Lots of shrubs. Two grass areas with a path in the middle surrounded by lots of mature shrubs and an apple tree. Whirly gig. Kennel outbuilding. Stone workshop/garden shed for storage. Picturesque views to the fields at the back.

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.



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.

