



Robert Wilson & Son
SOLICITORS & ESTATE AGENTS



PITCHIAT, 13 CASTLE STREET, SANQUHAR, DUMFRIESSHIRE, DG4 6AB

Well maintained deceptively spacious mid terraced dwellinghouse in walk-in condition conveniently situated on the South side of Sanquhar High Street close to local amenities. Viewing highly recommended. Accommodation comprises:-

- ENTRANCE HALLWAY
- HALL
- LIVING ROOM
- KITCHEN
- SHOWER ROOM
- 2 BEDROOMS
- SPACIOUS EAR GARDEN
- 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.

OFFERS OVER £90,000

EPC Ref = C

Entering from Castle Street through a UPVC front door with an ornate frosted glass panel into

ENTRANCE HALLWAY

Tiled. Ceiling light. Door to the left with a cupboard with coat hooks, shelf and contains electricity meter and fuse box. Through a wooden door with frosted glass panels into:-

HALL

1.889M X 3.114M

Laminate flooring. Ceiling light. Thermostat. Power points. Fitted cupboard with shelves. Fitted cupboard which houses an Ideal Esprit Eco 2 boiler. Double CHR underneath the staircase.

To your right through a wooden door with glass panels into:-

LIVING ROOM

3.898M X 4.471M

Laminate flooring. Ceiling light. Single CHR. Double CHR under front window. UPVC double glazed front facing window with fitted blind. UPVC double glazed patio doors out into the garden. TV aerial. Power points.

Through a wooden door with a single glass panel into:-

KITCHEN

3.152M X 4.455M

Wooden flooring. Ceiling light. Floor and eye level cupboard units. Stainless steel sink with mixer taps. Power points. Integrated Belling oven and gas hob with extractor fan. Front facing UPVC double glazed window with fitted blind. Double CHR. UPVC double glazed back door which leads out to the rear garden.

From the kitchen through the back door into:-

REAR GARDEN

There is a concrete area ex adverso the property that could be used for AI fresco dining. The garden is terraced and slopes upwards. Going up 5 steps up to the back garden. Shed. Various shrubbery and flower beds. Garden is partly walled and fenced.

Back into the Entrance Hallway going up the carpeted staircase with wooden banister. UPVC double glazed rear facing window with fitted blind.





To your left into:-

BEDROOM 1 **3.167M X 3.475M**

Carpeted. Ceiling light. Built in wardrobes with clothes rail. Rear facing Double CHR underneath a UPVC double glazed window with curtains. Power points. Access to attic.

Back into the upstairs landing to your right into:-

SHOWER ROOM **1.166M X 2.724M**

Wetroom flooring. Tiled. Sky light. WC. Fitted cupboard. Mirror. Triton Riba electric accessible shower. Single CHR. Wash hand basin. Ceiling light. Extractor fan.

Along the upstairs landing into:-

BEDROOM 2 **3.055M X 3.932M**

Carpeted. Mirrored fitted wardrobes. Ceiling light. Double CHR. Power points. TV aerial. UPVC rear facing double glazed window with curtains. Access to attic.

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. 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.

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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.

