



Robert Wilson & Son
SOLICITORS & ESTATE AGENTS

BRAEHEAD COTTAGE, MENNOCK, BY SANQUHAR, DUMFRIESSHIRE, DG4 6HS

Spacious, Mid-terraced one and a half storey house situated in the Village of Mennock (a few miles south of Sanquhar) on the A76. Fine views to the front.

Accommodation comprises:-

- HALL
- SITTING ROOM
- DINING KITCHEN
- LIVING ROOM/DINING ROOM
- DOWNSTAIRS BEDROOM
- SHOWER ROOM
- UTILITY ROOM
- 2 UPSTAIRS BEDROOMS PLUS WC
- REAR GARDEN
- HOME REPORT AVAILABLE.
- FURNITURE MAY BE LEFT BY SEPARATE NEGOTIATION.

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

EPC Ref = E

OFFERS OVER £100,000

Entering by UPVC front door with glass panel into:

HALL 2.2 M X 1.3M PLUS (SEPARATED BY A DOOR) A FURTHER 2M X 0.8M.

Carpet. CHR. Triple spot light plus single suspended ceiling light. Front window with vertical blind. Phone socket. Wooden display shelf. Under-stair cupboard and Staircase to upper floor. Smoke alarm & electricity meter. Door on left to:

SITTING ROOM 4M X 4M PLUS WINDOW LEDGE DISPLAY.

Stone fireplace with built in fire. Power points. Fitted carpet. CHR. Triple ceiling light. TV point.

From the Hall a door leads into:

DINING KITCHEN 4M X 1.8M IN TWO SECTIONS.

Stainless steel sink. 2 triple ceiling spotlights. Dinning table

plus four chairs. Fitted carpet eye level units. Door through to living room/dining room. Second part (5m x 2m) with rear facing windows. CHR space for small dining table. Modern eye and floor level units, worktops and space for cooker with hob (Steam and Clean). Spotlights.

Door to back passage off which is:

SHOWER ROOM

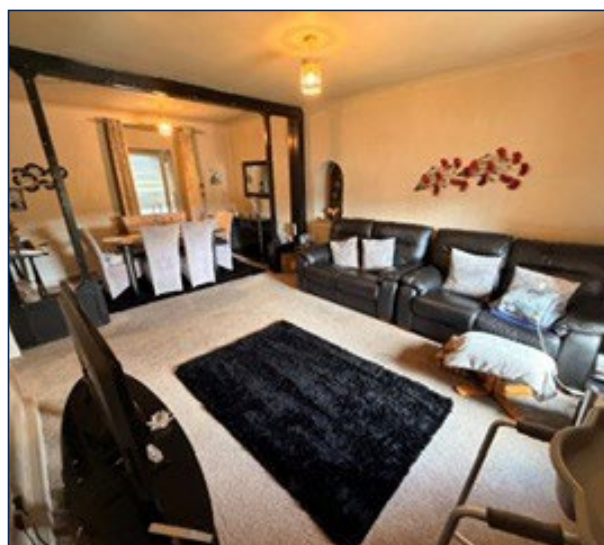
Fitted shower unit. Towel rail. Wash hand basin with mixer tap. Electric wall mirror. Glass panel to utility room. WC.

UTILITY ROOM

CHR. Tumble drier. Back door.

LIVING ROOM/ DINING ROOM 8M X 5M.

Carpet. Front window. CHR. Power points. Ceiling lights. Door through to:



BEDROOM 1 2.8M X 3M.

Ceiling and wall lights. Rear window. Carpet.

BEDROOM 2 4 X 5M.

Upstairs. Coombed ceiling. Carpet. Front windows. CHR. Ceiling lights. Power points.

BEDROOM 3 4 X 5M.

Upstairs. Coombed ceiling Carpet. Front windows. CHR. Ceiling lights. Power points.

REAR GARDEN

Terraced garden laid out in gravel. The rear boundaries are formed in stone walling and timber fencing.

Mennock is situated South of Sanquhar on the A76. It offers a Country lifestyle with nearby opportunities for walking, fishing and other Country pursuits. Mennock is situated on the main rail line but there is no station.

Sanquhar (a few miles to the North) 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 runs between Dumfries and New Cumnock. Public transport is therefore readily available for rail and bus passengers.



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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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