

60 High Street, Sanquhar, DG4 6BL

Offers Over £190,000





Spectacular 4-bedroom house, this property boasts beautifully presented, bright, and flexible accommodation over two floors. Benefits from high quality fittings throughout, with double glazing, gas central heating, and large gardens. Sanquhar is an attractive and popular rural town offering Primary and Secondary schools, Health Centre, Pharmacy, Petrol Station and a range of shops as well as excellent railway links to Carlisle, Glasgow and beyond. There is a 9-hole golf course and a swimming pool. The long-distance footpath, The Southern Upland Way is within easy walking distance and there are excellent opportunities for riding, walking, cycling and fishing in the surrounding countryside.





Entrance hall with tiled floor and cupboard housing electrics. Doors to living room, dining room W. C. and stairs to first floor.

Bedroom one which is spacious with window to the front, could also be used as a dining room. Door to conservatory with windows overlooking the garden and doors to the rear.

Living room which is a bright room with window to the front. Multi-fuel stove with marble hearth and wooden beam. Large walk-in cupboard with light and power, currently used as an office.

Modern fitted kitchen/ dining with wall and base units. Sink and a half with mixer tap and right hand drainer. Integrated, fridge/freezer, washing machine, dishwasher and double oven. Four ring gas hob and extractor fan.

Window to rear with views over countryside. Rear porch with windows and doors to garden.

W. C. with wash hand basin.





Stairs to first floor with handrail and bannister. On the landing there is a window to the rear. Doors to three bedrooms, bathroom and walk-in cupboard which has shelves, cupboard housing boiler and window to rear. Family sized bathroom with free standing bath, shower cubicle, wash hand basin and W. C. Window to the front. Part tiled and part splashback.

Bedroom two is a bright double bedroom with window to the front and built-in cupboard.

Bedroom three is a spacious bedroom with window to the rear and two double door fitted wardrobes with hanging rails and shelves. Further cupboard above.

Bedroom four is also a good size double with window to the front and two built-in cupboard with shelves and hanging rail.

Large rear garden with patio area, lawn, various plants, trees and shrubs. Outbuilding with power and lights. There is vehicular access to the rear with space to park several cars. Also pedestrian access from the front. Great views over the hillside.







These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken using a wide angled lens.

EPC = C

Council Tax Band = B



Measurements –

Entrance hall – 2.71m x 1.99m

Bedroom 1 - 5.35m x 3.38m

Kitchen – 5.65m x 2.61m

Bedroom 2 – 3.37m x 3.34m

Cupboard – 2.16m x 2.04

Bedroom 4 – 4.32m x 2.66m

Living Room – 5.26m x 3.22m

Conservatory – 2.90m x 2.89m

W. C. – 1.66m x 1.03m

Bathroom – 4.22m x 2.29m

Bedroom 3 – 3.17m x 2.61m



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