



Robert Wilson & Son
SOLICITORS & ESTATE AGENTS

57 CASTLE STREET, SANQUHAR, DUMFRIESSHIRE, DG4 6AB

Traditional mid terraced stone built single storey dwellinghouse situated on the South side of Castle Street on the A76.

- HALL
- LIVING ROOM
- KITCHEN
- SHOWER ROOM
- 2 BEDROOMS OR 1 BEDROOM PLUS DINING ROOM
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- INTERLINKED SMOKE ALARMS
- HOME REPORT AVAILABLE

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

EPC Ref =

OFFERS OVER £85,000

Entering the dwellinghouse by the UPVC front door with oval designed glass panel into:-

HALL 6.382M X 0.98M.

Cupboard housing Electricity meter. Medium CHR. Carpeted. 3 single suspended ceiling lights. Smoke alarm. Thermostat. Two single power points (one of which socket is cracked). Hatch to the insulated loft.

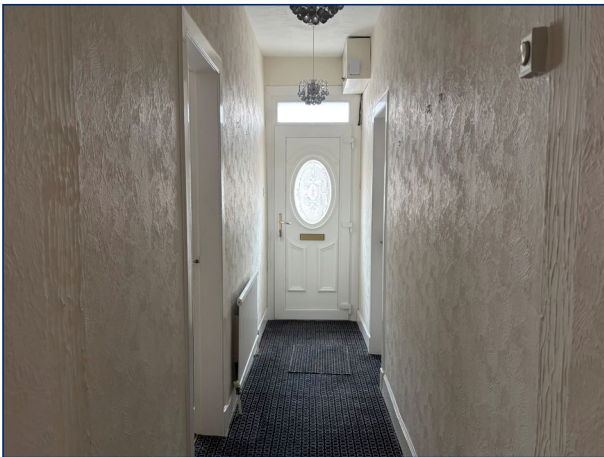
Archway through to rear off which is shelved storage cupboard with coat hooks etc.

Door on right into:-

LIVING ROOM 4.622M X 3.690M

Carpeted. Double CHR. Front facing double window with display shelf. Vertical blinds included. Alcove with shelved area for displaying ornaments with shelves below. A central feature of the room is the marble fireplace with wooden surround housing a gas fire. Quintuple suspended ceiling light (included?). Power points. TV aerial. Smoke alarms.

A door on the left into:-



BEDROOM 1 3.963M X 3.736M.

Carpeted. Double CHR. Front facing double glazed window with display shelf. Vertical blinds included. Two double sliding doors into wardrobe/storage cupboards with cupboards above. Power points. Single suspended ceiling light. TV aerial.

At the far end of the Hall on the right though a door is:-

BEDROOM 2/ DINING ROOM 3.656M X 3.375M.

(Currently used as a dining room). Carpeted. Double CHR. Rear facing double glazed window with curtain rail. Triple suspended ceiling light. CHR. Power points. Telephone point. Alcove with display area.

At the far end of the Hall into:-

SHOWER ROOM 2.043M X 1.795M.

Tiled flooring. Rear facing frosted glass double glazed window. Roller blind. Shelf area for toiletries etc with some drawers and cupboards below. WC. Built in sink with mixer tap. Shower cubicle with Mira Sport Max shower. Heated towel rail. Ceiling light. Wall mirror. Extractor fan.

A door into:-



KITCHEN

2.846M X 3.716M

Tiled floor. Rear facing double glazed window looking out to the rear garden. Splashback tiling around the work surfaces. Belling gas cooker with 4 ring hob and oven beneath. Floor and eye level cupboards, drawers and wine rack. Display units. Extractor fan. CHR. Ample power points. Breakfast bar (no chairs). Logic+ gas boiler (serviced annually). Back door with double glazed panel into:-

REAR GARDEN

Secluded garden surrounded by a drystone dyke mainly. Two grassed areas of lawn flanked by flower beds with mature flowers, shrubs and bushes. Paved patio area. Outside tap. Garden shed and greenhouse included.

NOTE (1) THERE IS NO REAR ACCESS TO THE PROPERTY

NOTE (2) THE PROPERTY REQUIRES REFURBISHMENT AND THIS IS REFLECTED IN THE PRICE

NOTE (3) ANY REMAINING ITEMS OF FURNITURE MAY BE AVAILABLE BY SEPARATE NEGOTIATION WITH THE SELLER

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.



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