



POLLOCK & MCLEAN



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**VAILA,
2 BROOMFIELD, SANQUHAR, DG4 6LL**



Beautifully presented detached house in much sought after small private development in the Royal Burgh of Sanquhar.

Accommodation consists of: Living Room, Sun Lounge, Dining Kitchen, Utility Room, 3 Bedrooms, Bathroom, Double Glazing, Gas Fired Central Heating, Integral Garage, Garden

OFFERS IN THE REGION OF £160,000

GENERAL

Sanquhar occupies a good central location in the south west of Scotland. The county towns of Ayr and Dumfries are approximately 30 miles away and Glasgow and Edinburgh can be reached in about 1 1/2 hours by road. Sanquhar railway is on the Glasgow/Carlisle line with a change at Carlisle for London. The town lies on the route of the Southern Upland way.

Sanquhar has a Primary and Secondary School, a wide selection of shops, Library, Health Centre, Pharmacy, Bank, Post Office, Swimming Pool and a 9 hole golf course. The area is well known for its Salmon fishing on the river Nith and tributaries.

VIEWING

TELEPHONE THE SELLING AGENTS ON 01848 330207 FOR AN APPOINTMENT TO VIEW

THE ACCOMMODATION COMPRISES:-

Entrance Porch and Hallway

UPVC door with double glazed frosted decorative glass panels to the entrance porch. Tile effect laminate flooring. Frosted glazed door to the main hallway with cloakroom cupboard with hanging and standing space. Fitted carpet. Central heating radiator. Cornicing. Stairway to second floor. Doors to the utility room and living room.

Living Room

14' 11" X 13' 1"

Large double glazed window to the front with fitted vertical blinds. Coal effect gas fire on tiled hearth and surround. Central heating radiator. TV aerial point. 9 x 13 amp power points. Fitted carpet. Cornicing.



Dining Kitchen

18' 5" X 10' 9"

The kitchen has a wide range of work tops, base units and wall cupboards. Integrated four burner electric hob with oven below and extractor fan above. Tiled splash back. Ceramic single drainer 1 1/2 sink unit. Double glazed window with fitted horizontal blinds to the rear. Tile effect laminate flooring. Two storage cupboards, one with standing space and the other with shelving. Alcove. 7 x 13 amp power points.



The dining area has fitted carpet. TV aerial point. Central heating radiator. 2 x 13 amp power points. Cornicing. Telephone point. Frosted glazed sliding door and panel to the living room. Double glazed sliding door and panel with fitted vertical blinds to the Sun Lounge.



Sun Lounge
11' 8" X 9' 6"

Double glazed windows on three sides with double glazed panelled door to the garden all with fitted vertical blinds included in sale. Two electric panel radiators. TV aerial point. 6 x 13 amp power points. Air conditioner/heating unit. Tile flooring.



Utility Room
9' 8" X 4' 5"

Double glazed windows to the rear. Plumbed for washing machine and vented for tumble dryer. Fitted carpet. Central heating radiator. 3 x 13 amp power points. Doors to the kitchen and garage.

Stair and Upper Landing

From the main hallway stairs lead to the upper landing with stair and landing carpets included in sale. Double glazed window with fitted vertical blinds. Shelved airing cupboard. Hatchway to the loft.

Bathroom
6' 10" X 6' 10"

Bathroom suite consisting of bath with Triton T1SI electric shower unit above. Fully tiled walls. WC and wash hand basin. Central heating radiator. Double glazed frosted glass window with fitted vertical blinds. Wood effect vinyl flooring. Cornicing. Shaver point. Fitted mirror.



Bedroom 1
11' 1" X 10' 2"

Double glazed window with fitted vertical blinds. Central heating radiator. Double fitted wardrobe with hanging and shelving space. Fitted carpet. 4 x 13 amp power points.



Bedroom 2
13' 2" X 9' 11"

Double glazed window to the front with fitted vertical blinds. Central heating radiator. Fitted carpet. Double fitted wardrobe with hanging and shelving space. 4 x 13 amp power points.



Bedroom 3
9' 11" X 7' 11" (At widest points)

Measurements include the storage cupboard with standing space. Double glazed window. Central heating radiator. Fitted carpet. 2 x 13 amp power points.



Garage

18' 5" X 11' 8"

Up and over door. Concrete flooring. 1 x 13 amp power point. Single glazed window and door to the rear. Storage cupboard housing the boiler.

Outside

To the front of the property there is a gravel parking area with area to the side laid in lawn with mature plants and shrubs. Pathways lead round both sides of the property to the rear. The beautifully presented rear garden has a raised decking area with areas laid in paving, gravel and lawn with borders of mature trees, plants and shrubs taking advantage of the views over to the fields and hills beyond. This area also benefits from a number of raised beds. Garden shed and greenhouse included in sale.



This plan is not to scale and is intended for general illustrative purposes only.

Notes

1. Services: Mains water, electricity and drainage. Prospective purchasers are advised that the Selling Agents have not tested any of the services or any of the appliances to be included in the sale and accordingly prospective purchasers are advised to check the position for themselves prior to proceeding with an offer for the property.
2. A closing date for offers may be fixed and therefore it would be advisable for prospective purchasers to register their interest with the Selling Agents.
3. 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.
4. Post Code DG4 6LL
Council Tax Band D
EPC= E
5. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement

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