



POLLOCK & MCLEAN



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**9 QUEENSBERRY SQUARE,
SANQUHAR, DG4 6BY**



Ground floor flat offering spacious accommodation situated just off Queensberry Square and a short walk from the centre of the Royal Burgh of Sanquhar. Accommodation consists of: 1/2 Public Rooms, Kitchen, 2/3 Bedrooms, Bathroom, Utility Room, WC, Double Glazing, Gas Fired Central Heating, Shared Drying Green, Shared Parking.

GUIDE PRICE £65,000

GENERAL

Please note that the property benefits from a wireless Hive thermostat for heating and hot water.

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 Hallway

Main door to hallway which has double cloakroom cupboard with hanging and shelving space. Shelved storage cupboard. Central heating radiator. 1 x 13 amp power point. The living room, bathroom and both bedrooms are off this hallway.

Living Room

17' X 11' 10"

Bright spacious room with large double glazed window with fitted vertical blinds. Central heating radiator. Telephone point. 5 x 13 amp power points. Cornicing. Glazed door to the kitchen.



Kitchen

15' 8" X 9' 1" (At widest points)

Slightly L-shaped room with a wide range of work tops, base units and wall cupboards. 1 1/2 Bowl single drainer sink unit. Integral cooker and integral four burner gas hob with extractor fan above. Central heating radiator. The boiler is housed in this room. Tile effect vinyl flooring. 4 x 13 amp power points. Double glazed window with fitted roller blind. Glazed door to dining room.



Dining Room/Office/Workroom

14' 8" X 14' 1"

L-shaped room with two double glazed windows. Two central heating radiators. Telephone point. TV aerial point. 6 x 13 amp power points. Wood effect vinyl flooring. This room has potential to be split into two rooms or changed to a large bedroom subject to obtaining the relevant permissions from the Local Authority. Door to the utility room/bathroom/back door.



Utility Room

Plumbed for washing machine. 2 x 13 amp power points. Central heating radiator. Wood effect vinyl flooring. Door to rear access. Door to WC.

WC

WC and wash hand basin. Wood effect vinyl flooring. Extractor fan.

Bathroom

8' X 6'

Bathroom suite consisting of bath with Neptune Exotic electric shower unit above. WC and wash hand basin. Fully tiled walls. Central heating radiator. Double glazed frosted glass window with fitted roller blind. Tiled flooring. Sunken ceiling lights.



Bedroom 1

11' 6" X 10' 5" (At widest points)

Double wardrobe with sliding mirrored doors, hanging and shelving space. Double glazed window with fitted roller blinds. Central heating radiator. Fitted carpet. Telephone point. TV aerial point. 3 x 13 amp power points.



Bedroom 2

12' 4" X 10' (At widest points)

Double wardrobe with hanging and shelving space. Double glazed window. Central heating radiator. Wood effect laminate flooring. 2 x 13 amp power points.

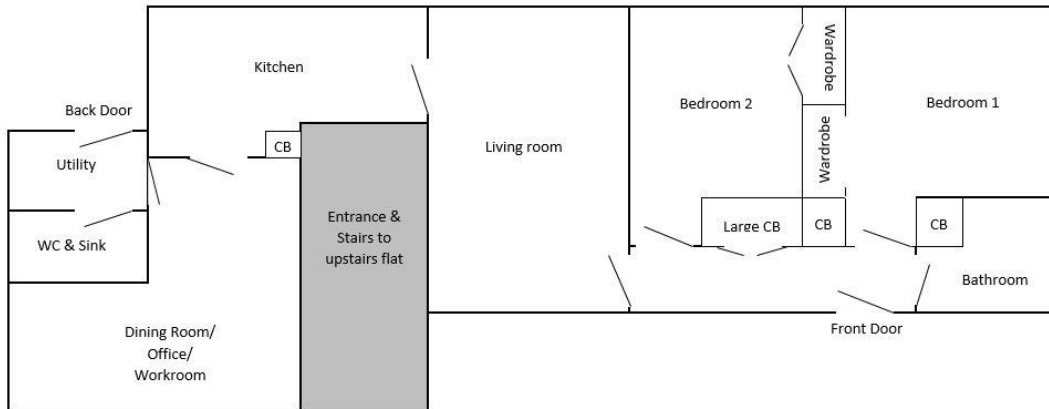
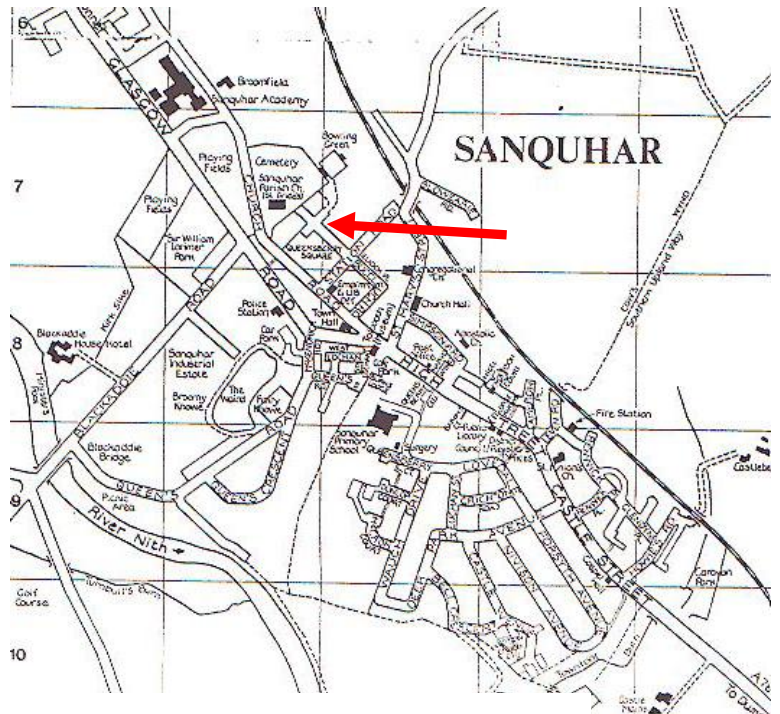


Outside

The property can be accessed via a pedestrian shared pathway through archway from Queensberry Square or via shared pedestrian/vehicular access from Speddoch Road.

To the front there is a large shared drying green laid principally in lawn with shared gravelled driveway and parking area to one side.





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 6BY
Council Tax Band B
EPC= D
5. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement

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