



**POLLOCK & MCLEAN**



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Website – [www.pollockmclean.co.uk](http://www.pollockmclean.co.uk)

**41 BELL CRESCENT,  
SANQUHAR, DG4 6AL**



Spacious 1 st floor flat in excellent decorative order within easy walking distance of the centre of Sanquhar.

Accommodation consists of: Living Room, Kitchen, 3 Bedrooms, Shower Room, Double Glazing, Gas Fired Central Heating, Gardens to side and rear.

**OFFERS OVER £50,000**

## 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.

## DIRECTIONS

SEE ATTACHED MAP

## VIEWING

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

## THE ACCOMMODATION COMPRISES:-

### Entrance and Hallway

Paved pathway leads to a number steps up to the main door which leads to entrance stairway to the main hallway. Wood effect laminate flooring. Central heating radiator. 2 x 13 amp power points. Cupboard which is partially shelved and has standing space. Hatchway to the loft.

### Living Room

**14' 2" X 12' 11"**

Bright spacious room with double glazed windows to the front with views across to the hills. Central heating radiator. Two alcoves. Telephone point. TV aerial point. 7 x 13 amp power points. Wood effect laminate flooring. Cornicing. Glazed door to the kitchen.



### Bedroom 1

**11' 4" X 10' 4"**

Double glazed windows to the front with views across to the hills. Central heating radiator. Wood effect laminate flooring. Cornicing. TV aerial point. 4 x 13 amp power points.



### Kitchen

**12' 5" X 10' 5" (At widest points)**

Modern kitchen with a wide range of work tops, base units and wall cupboards. Single drainer sink unit. Tiled splashback. Large walk in cupboard with shelving. The cooker is included in sale. Double glazed window to the rear. Tile effect laminate flooring. Boiler is situated in this room. Strip light. 6 x 13 amp power points.



### **Bedroom 2**

**11' 3" X 10' 2"**

Double glazed windows to the front with views to the hills beyond. Central heating radiator. TV aerial point. Wood effect laminate flooring. 4 x 13 amp power points. Cornicing.



### **Bedroom 3**

**12' 9" X 10' 5"**

Double glazed windows to the rear. Central heating radiator. TV aerial point. Wood effect laminate flooring. Cornicing. 4 x 13 amp power points.



### **Shower Room**

**7' 2" X 5' 10"**

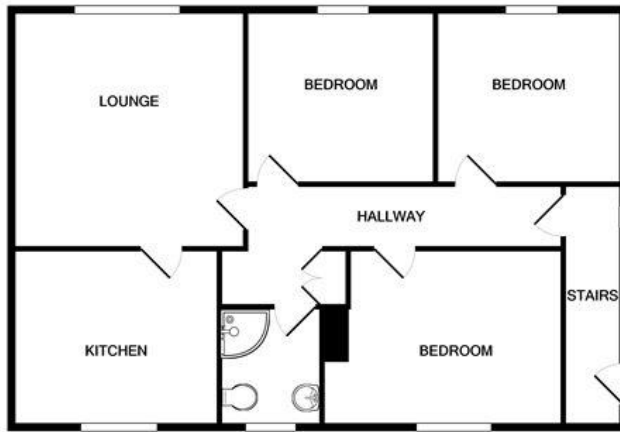
Modern shower room with sink in unit with cupboard below. Corner shower cabinet with Triton T80 electric shower unit and laminate surround. WC. Central heating radiator. Tiled effect laminate flooring. Double glazed frosted glass window. Cornicing.



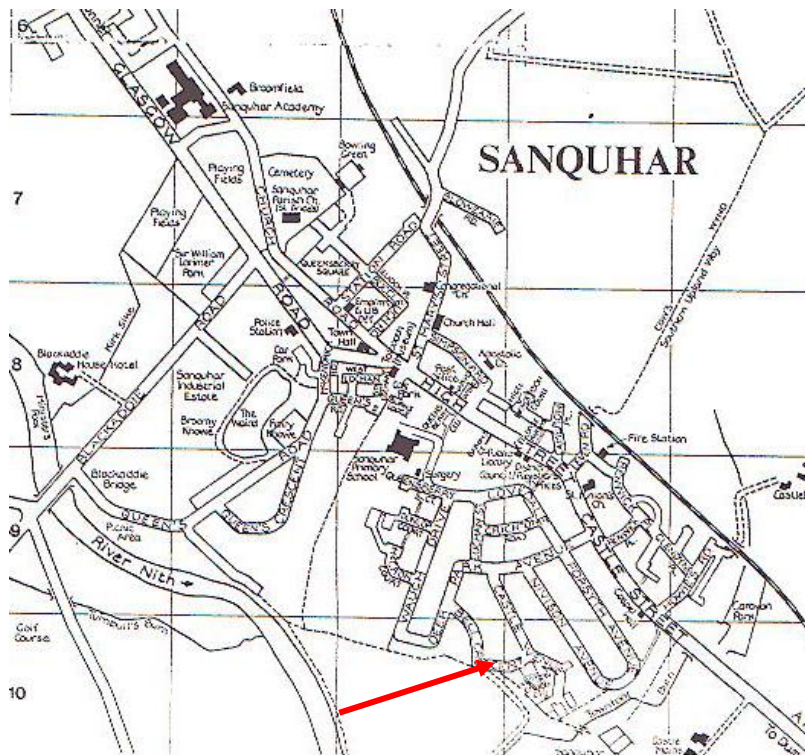
### **Outside**

The property benefits from garden area to the side which is partly laid in lawn and partly in hard standing. A pathway leads round to the rear of the property with further pathway leading to a garden area.





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 6AL  
Council Tax Band A  
EPC= C
5. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement

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