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**GLENWHERN,
SANQUHAR, DG4 6JZ**



Beautifully presented detached bungalow set in its own grounds of approximately 1/2 an acre in semi rural location on the edge of the village of Sanquhar. Accommodation consists of: Living Room, Dining Kitchen, Utility Room, 5 Bedrooms, Bathroom, Shower Room, Double Glazing, Oil Fired Central Heating, Chalet(with WC), Double Garage, Gardens.

GUIDE PRICE £260,000

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

Two steps up to entrance porch. Large floor to ceiling double glazed picture window to the front and double glazed panelled door and panel to the side. Tiled flooring. Cornicing. Central heating radiator. 1 x 13 amp power point. Frosted double glazed panelled door and panel to the side leading to the main hallway. Double fitted cupboard with hanging and shelving space and houses the meters. Shelved storage cupboard. Cornicing. Wood effect laminate flooring. Two central heating radiators. 6 x 13 amp power points. Hatchway to the loft which is fully insulated.

Living Room

17' 5" X 17' 4" (At widest points)

Bright spacious room with double glazed floor to ceiling sliding door and panel making the most of the views down the valley. Cornicing. Central heating radiator. Wood effect laminate flooring. A feature of this room is the wood burning stove on tiled hearth with feature tiled stone surround. There is a large aquarium which can be seen from both the living room and dining kitchen. 6 x 13 amp power points. TV aerial point. Door to the dining kitchen.



Dining Kitchen

17' 3" X 11' 8"

Morden kitchen with a good range of work tops and base units. Single drainer sink unit. The Range cooker, fridge freezer and dishwasher are included in sale. Double glazed window and double glazed double doors with steps down to the rear garden. Feature tiled stone wall. Wood effect laminate flooring. Central heating radiator. 10 x 13 amp power points. Cornicing.



Utility Room

6' 6" X 5' 10"

Range of work tops, wall cupboards and base units. The boiler is situated in this room. Plumbed for washing machine. Tiled flooring. Fully tiled walls. Cornicing. 3 x 13 amp power points. Double glazed frosted glass panelled door to the rear garden.

Bathroom

8' 5" X 6' 3" (At widest points)

Boxed in bath with tiled stone surround. WC in unit and wash hand basin in unit with drawers below. Tiled flooring. Central heating radiator. Fitted mirror. Double glazed frosted glass window.



Bedroom 1
12' 10" X 8' 6"

Double glazed windows to the rear with fitted blinds. Central heating radiator. 6 x 13 amp power points. Double fitted wardrobe with hanging and shelving space. Shelved cupboard. Cornicing. Wood effect laminate flooring.

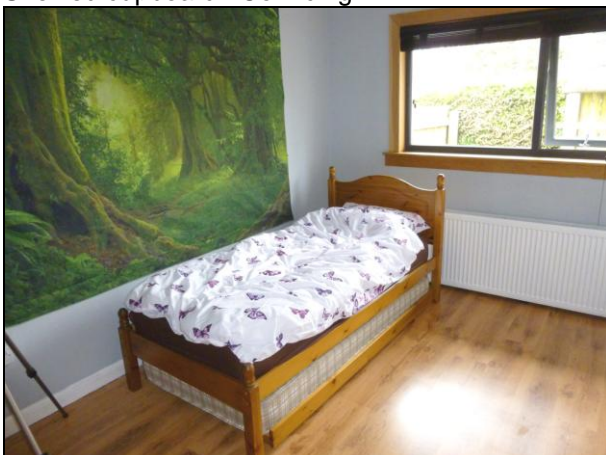


Shower Room
8' 5" X 5' 1"

Double shower cubicle with mains shower. WC in unit and wash hand basin in unit with drawers below. Fitted mirror. Double glazed frosted glass window. Central heating radiator. Tiled flooring.

Bedroom 2
12' 5" X 8' 11"

Double glazed window to the rear with fitted blinds and views over the fields to the hills beyond. Central heating radiator. Wood effect laminate flooring. 6 x 13 amp power points. Double fitted wardrobe with hanging and shelving space. Shelved cupboard. Cornicing.



Bedroom 3
14' 4" X 11' 6"

Double glazed window to the front with fitted blinds and views down the valley. Central heating radiator. 6 x 13 amp power points. Wood effect laminate flooring. Cornicing.



Bedroom 4
11' 6" X 8' 8"

Measurements do not include the fitted range of wardrobes with hanging, shelving and drawer space which run the breadth of the room. Double glazed window to the front with fitted blinds and views down the valley. Central heating radiator. Tiled effect vinyl flooring. 6 x 13 amp power points.

Bedroom 5
11' 6" X 8' 6"

Measurements do not include the large alcove with fitted down lights. Double glazed window to the front with fitted blinds and views down the valley to the hills beyond. Central heating radiator. Wood effect laminate flooring. 5 x 13 amp power points. Cornicing.

Chalet
15' 5" X 12' 2"

Wood chalet with two double glazed windows and double glazed panelled doors to the front and one double glazed window to the side. Two panel heaters. 10 x 13 amp power points. WC and wash hand basin, panel heater and double glazed window.





Double Garage
17' 10" X 17' 4"

Up and over door, concrete flooring, strip lights and shelving.

Outside

The property is sat in its own grounds of approximately 1/2 an acre. To the side, gates lead to the blocked paved parking area with tarmac driveway sweeping round to the front and up to the double garage on the other side of the property. The garden to the front is laid principally in lawn with a number of mature shrubs and trees.

The garden to the rear has a blocked paved patio area, area in lawn, area in grey chips and raised decking area. A fenced off area with garden pond. Garden shed with light, power and heating included in sale. Wood shed included in sale. Outside water faucet and lights.



Notes

1. Services: Mains water and electricity. Drainage to a septic tank. 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 6JZ
 Council Tax Band E
 EPC= D
5. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement



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

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