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**TABEAL,  
SANQUHAR, DG4 6ER**

**11 acres of grazing**



A rare opportunity to purchase a detached property on unique site with outstanding views overlooking the Nith Valley. This property benefits from substantial grazing ground (approximately 11 acres) and has the potential for re-build/extension subject to obtaining the relevant permissions from the Local Authority.

Accommodation consists of: Living Room, Conservatory, Dining Kitchen, Utility Room, 3 Bedrooms (1 En-Suite), Study, Bathroom, Oil Fired Central Heating, Double Glazing, Garage, Garden

**OFFERS OVER £325,000**

## 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 Vestibule and Hallway

Two steps up to double doors to the entrance vestibule with frosted glazed panelled door leading to the main hallway. Spacious hallway with central heating radiator. Hatchway to the loft. Telephone point. 4 x 13 amp power points. Cloakroom area off with hanging space. Frosted glazed panels and door to the dining kitchen.

### Dining Kitchen

**23' 9" X 11'**

There is a wide range of work tops, base units and wall cupboards. Integrated eye level oven and dishwasher. Oil fired Stanley range which runs the central heating system. 1 1/2 bowl single drainer sink unit. Breakfast bar area. Central heating radiator. Ceiling beams. 11 x 13 amp power points. Double glazed window and double glazed sliding door and panel leading to the conservatory.



### Living Room

**18' 6" X 15' 7" (At widest points)**

Bright spacious room with double glazed windows to the front taking in the magnificent views. Double glazed windows on two sides. Central heating radiator. TV aerial point. 8 x 13 amp power points. Cornicing.



### View from the Living Room





### **Conservatory**

**23' 6" X 7' 9"**

Double glazed windows running the length of the room with fitted blinds. Double glazed window to one side and double glazed panelled door to the other with steps leading down to the rear garden. Central heating radiator. 2 x 13 amp power point.



### **Study**

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

2 x 13 amp power points.

### **Utility Room**

**11' 1" X 7' 2"**

Selection of work tops, base units and wall cupboards. Plumbed for washing machine. Double Glazed window. Door to the side. Two storage cupboards which are partially shelved. 3 x 13 amp power points.

### **Bedroom 1**

**11' 9" X 10' 10"**

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



### **Bedroom 2**

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

Double glazed window. Central heating radiator. 4 x 13 amp power points.



### **Bathroom**

**10' 9" X 5' 8"**

Bath with mains shower attachment, WC and wash hand basin. Partially tiled walls. Double glazed frosted glass window. Central heating radiator. Shaver point.



### **Bedroom 3 (En-Suite)**

**14' 5" X 10' 11"**

Two double fitted wardrobes with hanging and shelving space. Double glazed window with beautiful views up the valley. Central heating radiator. Shelved cupboard. 5 x 13 amp power points.

### **En-Suite Shower Room**

**8' 8" X 4'**

Sit in Japanese style sit in shower with shower above. Partially tiled walls, WC and wash hand basin. Central heating radiator. Double glazed frosted glass window. Shaver point.

### **Outside**

Tarmac driveway provides ample parking. The garden to the front is principally laid in lawn with paved patio area. Selection of mature trees. Outside lights. Paved pathway leads round to the rear garden which again is principally laid in lawn with decking area, all taking full advantage of the stunning views up the valley.

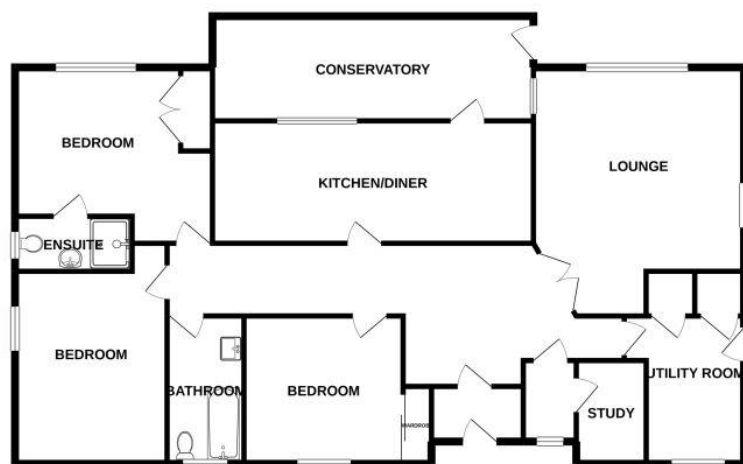


### Grazing

The property comes with approximately 11 acres.

### Garage

Single detached garage with up and over door and concrete flooring. Frosted glazed window.



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

### 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 6ER  
Council Tax Band E  
EPC= E
5. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement

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