



POLLOCK & MCLEAN



Solicitors for you and your family
Website – www.pollockmclean.co.uk

**18 CHURCH ROAD,
SANQUHAR, DG4 6DF**



End terraced bungalow offering spacious accommodation just a short walk from the centre of the Royal Burgh of Sanquhar.

Accommodation: Living Room, Conservatory, Kitchen, 2 Bedrooms, Shower Room, Double Glazing, Gas Fired Central Heating, Garden.

GUIDE PRICE £70,000

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

Main door to entrance vestibule with storage cupboard which is partially shelved. Glazed door to the main hallway with storage area to the side with hanging and shelving space. Central heating radiator. Hatchway to the loft. Shelved storage cupboard. Telephone point.

Living Room

13' 2" X 13' 1"

Double glazed window to the front with deep set sill and fitted blinds. Two central heating radiators. Gas fire on tiled hearth. Cornicing. Gas meter. Telephone point. 3 power points. Two wall lights.



Kitchen

16' 11" X 7' 6"

Spacious kitchen with a wide range of work tops, base units and wall cupboards. Single drainer sink unit. Integrated four burner electric hob with oven below and extractor fan above. Two double glazed windows with deep set sills. Central heating radiator. 4 power points. Strip light. Glazed door to the conservatory.



Bedroom 1

11' 10" X 11' 7"

Double glazed window to the rear with fitted blinds and deep set sill. Central heating radiator. TV aerial point. 3 power points.



Conservatory

9' 7" X 8' 6" (Approximately)

Double glazed windows on three sides with double glazed door to the garden, all with fitted roller blinds. Central heating radiator. Two wall lights. 4 x 13 amp power points.



Bedroom 2

15' 4" X 9' 1"

Double glazed window to the front with fitted blinds and deep set sill. Two central heating radiators. Large walk in cupboard with hanging and shelving space and its own light. TV aerial point. 4 power points.



Shower Room

7' 3" X 5' 10"

Shower area with Mira Advanced electric shower unit and laminate surround, WC and wash hand basin. Central heating radiator. Partially tiled walls. Double glazed frosted glass window with fitted blind and deep set sill.



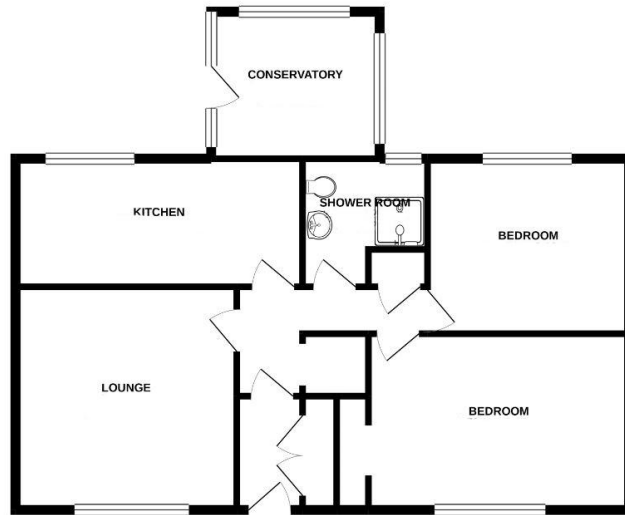
Outside

To the rear the garden has been laid in areas of patio, red chips, gravel and planting beds. Garden shed and greenhouse included in sale. Outside light and water faucet. There is pedestrian access from Church Road to the rear of the property.

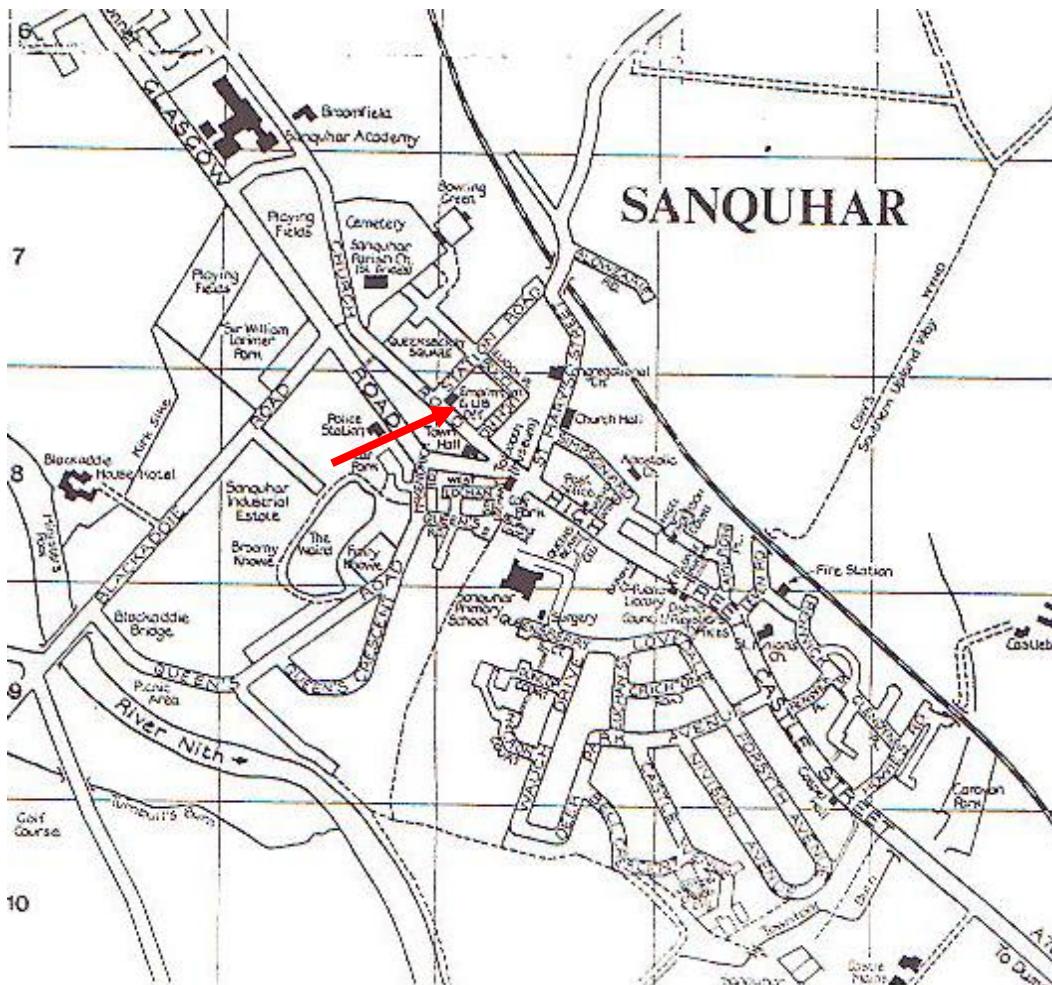


Notes

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 6DF
Council Tax Band B
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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