POLLOCK & MCLEAN

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Website – www.pollockmclean.co.uk

PENHURST,
TOWNHEAD, SANQUHAR, DG4 6DA

Detached dwellinghouse offering spacious accommodation close to all facilities in the Royal Burgh of Sanquhar in Upper Nithsdale.
Accommodation consists of: Lounge, Sun Room, Kitchen, 5 Bedrooms, Utility Room, Cloakroom, Shower Room, 2 WC's, Double Glazing, Partial Gas Fired Central Heating, Garden.

GUIDE PRICE £125,000

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 tiled flooring. Double glazed frosted glass panelled door to the main hallway. Wood effect laminate flooring. Two central heating radiators.

Lounge

22' 7" X 13' 8" (At Widest Points)

Bright spacious room with double glazed windows to the front and rear. Two central heating radiators. Open fireplace with marble hearth and surround. Alcove with cupboard below. TV aerial point. Wood affect laminate flooring. 14 x 13 amp power points. Cornicing.

Kitchen

13' 9" X 12' 8"

Airy kitchen with a wide range of work tops, base units and wall cupboards. Single drainer sink unit. Range cooker included in sale. Tiled splashback. Double glazed windows to the front with deep set sill. Tile effect vinyl flooring. Central heating radiator. Cornicing. Telephone point. 6 x 13 amp power points. TV aerial point. UPVC door to the side of the property.

Cloakroom

5' 7" X 5' 5"

Tile effect vinyl flooring. Shelving. 2 x 13 amp power points. Shelved storage cupboard with 2 x 13 amp power points.

WC

WC, wash hand basin and partially shelved cupboard(formally a shower cubicle). Partially tiled walls. Fitted mirror. Tiled flooring.

From the main hallway there are two steps down to sun room.

Sun Room

14' 6" X 10' 7"

Double glazed double sliding doors with steps down to the rear garden. Double glazed window to the side. Central heating radiator. Wood effect laminate flooring. 6 x 13 amp power points.

Utility Room

6' 8" X 6' 8"

Single glazed window. Houses the boiler. 6 x 13 amp power points.

WC
WC and wash hand basin. Single glazed frosted glass window.

Stair and First Floor Landing
From the main hallway stairs lead to the 1st floor landing with stair and landing carpets included in sale. There is a double glazed window lighting the landing and stairs. On the landing there is a central heating radiator, cupboard and 1 x 13 amp power point.

Shower Room
10' 5" X 8' 7" (At widest points)
Measurements include a walk in cupboard which is partially shelved. Shower area with mains shower and laminate surround. WC and wash hand basin. Central heating radiator. Double glazed frosted glass window with deep set sill. Vinyl flooring.

Bedroom 1
11' 10" X 10' 11"
Double glazed window to the front. Central heating radiator. Wood effect laminate flooring. 6 x 13 amp power points. Cornicing.

Bedroom 2
13' 8" X 11' 10"
Double glazed window to the front. Central heating radiator. Wood effect laminate flooring. TV aerial point. 6 x 13 amp power points.

Bedroom 3
14' X 10' 3"
Double glazed window to the rear with views over the houses to the hills beyond. Central heating radiator. Wood effect laminate flooring. TV aerial point. 4 x 13 amp power points.

Second Floor
Further stairs with double glazed window to the second floor landing with fitted carpet included in sale.

Walk-in Cupboard
5' 4" X 5'
Coombed ceiling. Single glazed sky light.

Bedroom 4
14' 10" X 14'(At Widest Points)
Partially coombed ceilings. Double glazed velux window giving views over the houses to the hills beyond. Storage cupboard. TV aerial point. 3 x 13 amp power points. Fitted carpet.

Bedroom 5
14' 10" X 11' 2" (At Widest Points)
Partially coombed ceilings. Double glazed velux window giving views over the houses to the hills beyond. 4 x 13 amp power points. Fitted carpet.

Outside
To the rear is a secluded paved patio area. Flower bed. Garden shed, lean-to shed and summer house included in sale. Paved pathway leads round the side of the property to further partially covered over paved patio area. Outside light.

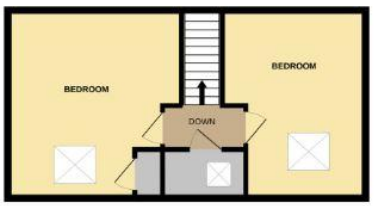
Notes

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

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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

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