

Tethersend Cottage, Sanquhar, DG4 6ET

Offers Over £195,000



Spacious Cottage offering good family accommodation close to the centre of the Royal Burgh of Sanquhar.

Main cottage accommodation consists of Living Room, Dining Room, Kitchen, Bathroom, WC, 3 Bedrooms, Stables and a paddock. The annex/holiday cottage consists of 3 Bedrooms, WC, Kitchenette, Living Room. Both sides of the cottage have Double Glazing, Solid Fuel Central Heating and a garden.



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Main Cottage

Entrance Vestibule – 1.3m X 1.5m

Main door into Vestibule, access to dining room and stairs up to first floor.



Dining Room – 5.4m X 2.5m

Double glazed window to the front of the property. 1 x radiator. Access to hall/walkway and kitchen. Pulley.



Kitchen – 4.7m X 2.1m

1 step up then 2 steps down into the kitchen. Plumbed for washing machine. Electric 4 ring hob. Oven with separate grill above. Extractor fan. Door out to the rear of the property.



Living Room – 5.4m X 3.7m

Wood burning stove with back boiler. Double glazed window to the front of the property.



Bedroom 1 – 5.4m X 2.8m

Double glazed window to the front. Radiator. Shelved alcove.



Bedroom 2 – 2.9m X 3.8m. Velux window to rear. Radiator.

Bedroom 3 – 2.9m X 2.5m. Velux window to rear. Radiator.

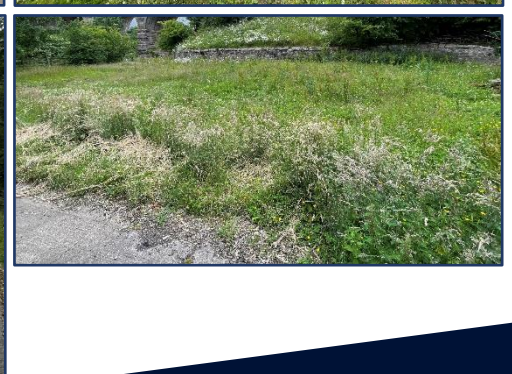


Bathroom – 2.2m X 1.7m

Frosted double glazed window to the rear. Bath. WC. Sink

Outside

Barn at the end of the house (with enough space to fit a car) with roof space storage which is floored, has windows and power. Large garden. Ample off road parking. Stables and a paddock.



Adjoined Annex



Living Room – 5.4m X 3.7m
Double glazed window to the front. Wood burning stove with back boiler.



Bedroom 1 – 5.4m X 2.5m
Double glazed window to the front with deep set sill. 1x radiator.



Bedroom 2 – 2.9m X 3.8m
Velux window to rear. Radiator.



Bedroom 3 – 2.9m X 2.5m
Built-in bunk beds. Radiator. Velux window to the rear. Built in storage units.

Kitchenette/Utility Room – 1.8m X 1.8m
Sink with Drainer. Double glazed window to the rear.

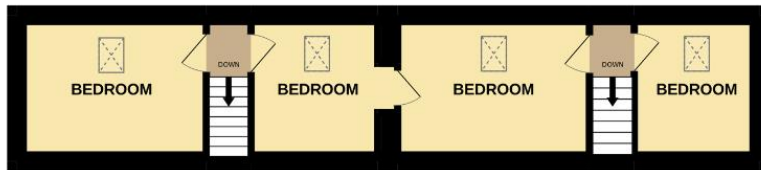
Bathroom – 2.1m X 1.5m
Bath. Sink. WC. Single glazed frosted window to the rear.

Rear Porch – 1.9m X 1.6m
Single glazed windows to the rear and side. Door out to the rear garden.

Notes – The annex has a large storage cupboard and main front door (this main door isn't used at the moment) with original cottage stairs to the second floor. The annex does require some renovation work.

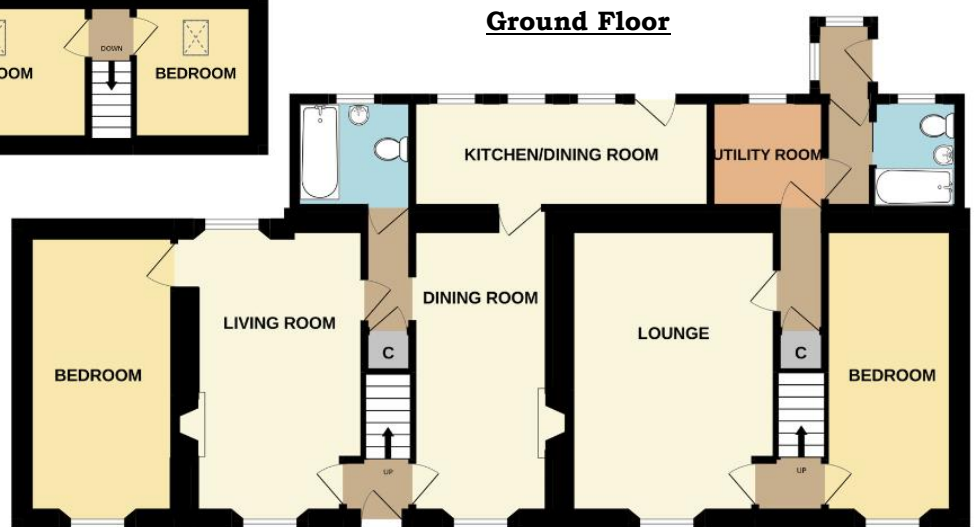
Overall Notes

Main Cottage – Large door off from the entrance vestibule which encloses the original cottage stairs up to the first floor. There is a large storage cupboard opposite the bathroom. The cottage is heated with solid fuel heating. New smoke alarms have been installed. Septic tank.



First Floor

This plan is not to scale and is intended for illustration purposes only



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. All photographs have been taken using a wide angled lens.