

# 20 West Lochan, Sanquhar, DG4 6DQ

## Offers Over £70,000



Spacious End Terraced Bungalow set within the royal burgh of Sanquhar just a short walk away from local amenities. Sanquhar is a village on the River Nith in Dumfries and Galloway, Scotland, north of Thornhill and west of Moffat.

Accommodation comprises of 2 bedrooms, living room, kitchen, bathroom, large attic store room, garden, double glazing and gas fired central heating.



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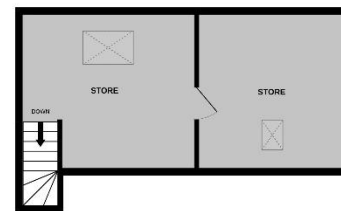
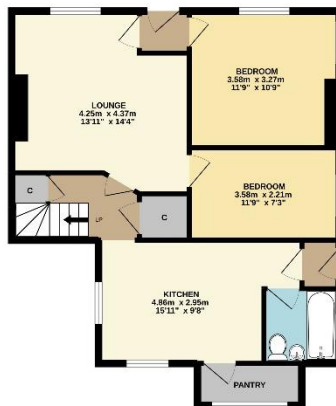
Pollock & McLean  
41 Castle Street  
Dumfries  
DG1 1DU  
01387 255414

GROUND FLOOR

1ST FLOOR

**Entrance Vestibule – 1m X 1.3m**

Main front door. Doors to bedroom 1 and living room.



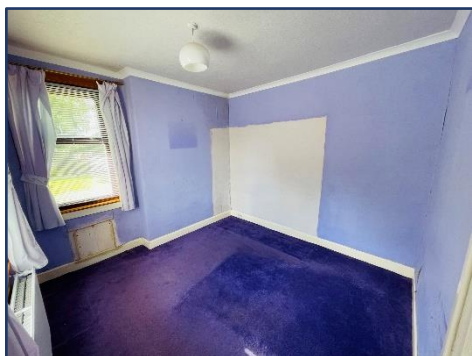
This plan is not to scale and is intended for illustration purposes only

**Hallway – 1.3m X 2.3m**

Centre of the property. Access to stairs up to bedroom 3, large shelved storage cupboard, under stair cupboard and kitchen. Double glazed window to the rear.

**Back Porch – 0.9m X 0.8m**

Door to the garden. Access to bathroom.

**Bedroom 1 – 3.5m X 3.2m**

Radiator. Double glazed windows to front and side. Side window with views to the garden.

**Bedroom 2 – 2.4m X 3.4m (at the widest points)**

Double glazed window to the side. Alcove. TV point.

**Attic Store Room – 2.6m X 4.2m**

Large velux window. TV point. Radiator. Door to large walk-in cupboard/loft space. Coombed ceilings.

**Living Room – 4m X 4.2m (at the widest points)**

Double glazed window to the front. Real fire. Telephone and TV point. Doors to bedroom 2 and small hallway in the centre of the house.

**Kitchen – 3.6m X 3m**

1 step down into the kitchen. Boiler is located in the kitchen. Plumbed for washing machine. Double glazed window to the rear and side. Access to the pantry and rear porch. Radiator.

**Bathroom – 1.8m X 1.8m**

Bath. Electric shower over the bath. Sink. WC. Double glazed window to the side. Radiator. Partially coombed ceiling.

**Outside** – gated entrance to the front door with paved area to the front of the property. Two large grass areas to the side/rear garden. Gated access to McKendrick Road. Shed.



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.