

Courseview, The Old
Creamery, Queens Road,
Sanquhar
Offers Over £265,000





Immaculately presented and spacious detached South facing four bedroom house with fantastic views over the open countryside. Benefits from gas central heating, double glazing, garage, off street parking and gardens. Situated in the attractive and popular rural town of Sanquhar on the River Nith. Sanquhar offers a wide range of amenities including shops, Pharmacy, Swimming Pool, Health Centre, Bank, 9 Hole Golf Course, Primary and Secondary Schools, and Railway Station on Carlisle to Glasgow lines.





Entrance vestibule leading to entrance hall which is a generous size. Open stairs to first floor. Doors to living room, kitchen and bedroom 1.

Living room which is a bright and spacious room with window to the front with fantastic open countryside views. Wood burning stove with tiled hearth.

Kitchen/diner with wall and base units integrated fridge/freezer, dish washer, electric oven, ceramic hob and extractor fan. Sink and a half with mixer tap and right hand drainer. Window to the rear and patio doors to conservatory. Space for table and six chairs.

Conservatory with windows overlooking the rear garden and patio doors to garden.





Utility room with base units. Sink and a half with mixer tap and right hand drainer. Windows to rear and door to rear. Doors to W. C. and garage.

W. C. with wash hand basin with mixer tap and vanity unit. Tiled flooring.

Bedroom 1 bright double bedroom with window to the front.

Stairs to first floor with handrail and bannister with glass Balustrade. On the landing there are two Velux windows to the front. Doors to three bedrooms and family bathroom.





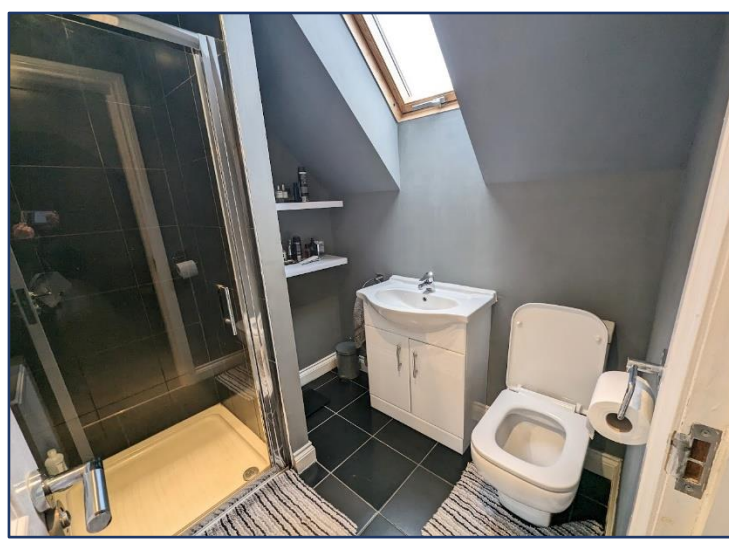
Bedroom 2 is a good size bedroom with window to the side. Two fitted cupboards with shelves.

Family size bathroom with shower cubicle, bath with mixer tap, W. C. and wash hand basing with mixer tap and vanity unit. Part tiled. Heated towel rail and Velux window to rear.

Bedroom 3 is a bright double bedroom with window to the front with fantastic views over open countryside. Two double door fitted wardrobes with shelves.

Master bedroom with en-suite. Spacious bedroom with bay window to the front with countryside views. Two fitted mirror fronted wardrobes with hanging rails and shelves.

En-suite with shower cubicle, W. C. and wash hand basin with vanity. Skylight window to rear.





Spacious plot with wrap around garden mostly laid to lawn. Off street parking to the front, patio area to the rear. Two sheds and a wood store. Clothes pole.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Measurements –

Entrance vestibule – 2.10m x 1.94m

Living Room – 5.85m x 4.27m

Conservatory – 3.88m x 3.58m

W. C. – 2.09m x 1.65m

Bedroom 2- 4.28m x 3.11m

Bedroom 3 – 4.27m x 3.14m

En-suite- 1.78m x 1.68m

Entrance hall – 3.51mx 3.01m

Kitchen/dining room – 7.91m x 3.09m

Utility Room – 3.72m x 1.87m

Bedroom 1 – 3.49m x 2.77m

Bathroom – 2.65m x 2.63m

Bedroom 4 – 6.45m x 5.19m

Garage – 6.88m x 3.19m

EPC – C

CT - F



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