

91 High Street, Sanquhar, DG4 6DT

Offers Over £68,000



Spacious semi-detached two bedroom house benefits from gas central heating and double glazing. The town of Sanquhar lies on the route of the Southern Upland way, and 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.



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Measurements (all approx.)

Living Room – 4.46m x 3.97m
Bedroom 2 – 3.23m x 2.21m

Kitchen – 4.78m x 1.98m
Shower Room – 3.09m x 1.68m

Bedroom 1 – 4.35m x 3.28m



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.



Accommodation –

- Entrance hall with new front door. Coat hooks. Cupboard with electrics. Door to living room and stairs to first floor.
- Living room which is a good size room with window to front. Electric fire with brick fireplace and surround with wooden mantel.
- Kitchen with wall and base units, sink with mixer tap and left hand drainer. Integrated electric oven and ceramic hob with extractor fan. Washing machine and Fridge/freezer included in the sale. Window to the rear and patio doors to the rear. Build-in cupboard with coat hooks and shelves. Part tiled.
- Stairs to first floor with hand rail and bannister. On the Landing there is a window to the rear, loft hatch and doors to two bedrooms and shower room.
- Bedroom 1 is a good size double with window to the front.
- Bedroom 2 with window to the front and built-in cupboard with hanging rail and shelf.
- Shower room with Triton shower. Wash hand basin with mixer tap and W. C., window to rear and part splashback.
- Garden to the front side and rear. Easily maintained laid to stone chips, patio area, clothes poles, some plans and outside tap.



