

The Station Master's House, Station Road, Sanquhar, DG4 6BT

Offers Over £250,000





A unique opportunity to purchase a fully renovated, 3-bedroom detached Victorian Station House. This spacious, C listed property, the former Sanquhar Station building, has been completely refurbished, and benefits from high quality fittings throughout, with double glazing, full central heating, off street parking, garage and gardens. Sanquhar is an attractive and popular rural town offering Primary and Secondary schools, Health Centre, Pharmacy, Petrol Station and a range of shops as well as excellent railway links to Carlisle, Glasgow and beyond. There is a 9-hole golf course and a swimming pool. The long-distance footpath, The Southern Upland Way is within easy walking distance and there are excellent opportunities for riding, walking, cycling and fishing in the surrounding countryside.





Entrance vestibule with stone floor, windows to front and coat hooks. Large L-shaped hallway, with window to the front, two built-in cupboards with shelves and hanging rail, further cupboard housing electrics. Doors to three bedrooms, bathroom, living room and rear patio area. Loft hatch. Bright and spacious living room with two windows to the front and bay window to the side. Multi-fuel stove with stone hearth and decorative stones. Wooden floor, window and door to dining room and door to the kitchen. Dining room/conservatory with exposed stone walls, flag-stone floor, windows to the rear and skylights.



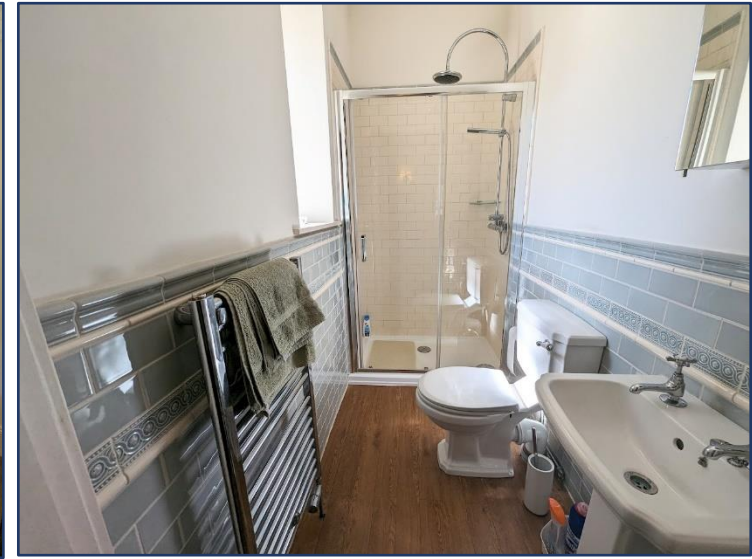


Modern fitted kitchen with wall and base units and a large central island with breakfast bar and Belfast sink with mixer tap. Integrated electric cooker and ceramic hob with extractor fan. Integrated dishwasher. Dual aspect windows to the front and rear.

Utility room/rear porch, plumbed for washing machine, and cupboard housing electric thermaflow boiler. Doors to front and shower room.

Shower room with raised W. C. and handrail, wash hand basin, heated towel rail, part tiled and skylight window. Large walk-in shower with Thermostatic mixed shower





Bedroom one is a double bedroom with front facing window.

Modern family bathroom with free standing bath and separate shower cubicle. Wash hand basin with mixer tap and W.C. Sky light window and part tiled.

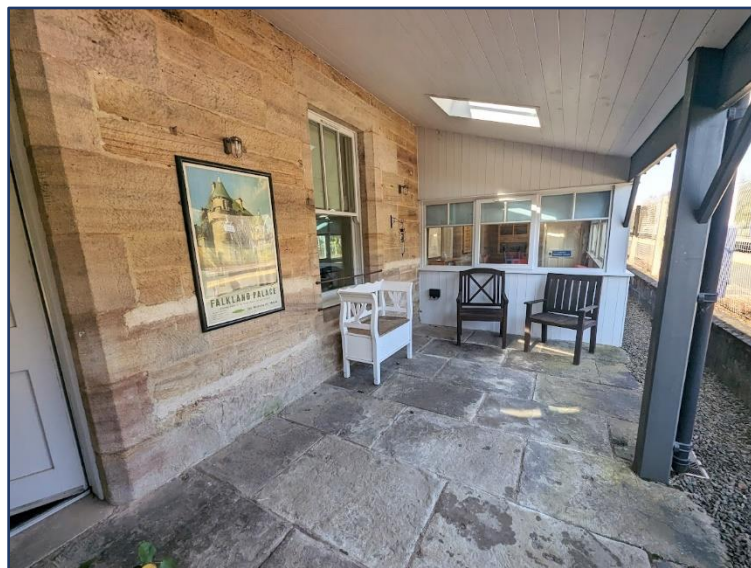
Master bedroom with en-suite. Spacious room with bay window to the rear. En-suite with shower cubicle, W. C. and wash hand basin. Part tiled and window.

Bedroom 3 good size room with window to the rear and built-in cupboard with hanging rail and shelf.





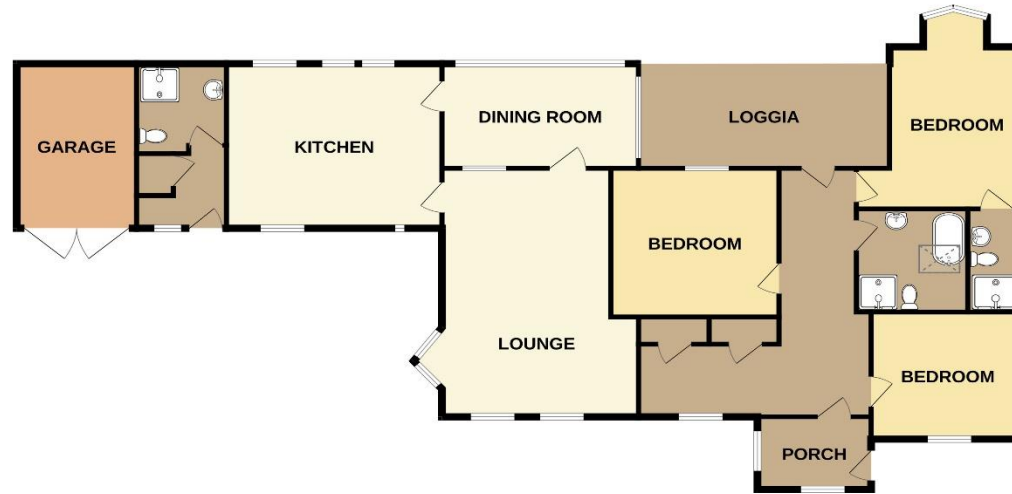
Easily maintained garden and patio to the front of the property, lawn, stone chips and a wood store. To the rear is a covered paved patio overlooking the platform. Gated driveway provides off street parking, with wheelchair access , and leads to the attached garage with power and light.





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.

GROUND FLOOR



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 - 2.67m x 1.98m

Living Room – 6.47m x 3.67m

Kitchen – 4.92m x 4.11m

Shower Room – 2.39m x 2.05m

Bathroom – 2.51m x 2.51m

En-suite – 2.53m x 1.22m

Garage – 4.93m x 2.71m

Hall – 7.01m x 5.75m

Dining Room – 4.76m x 2.48m

Utility/rear porch – 2.11m x 1.59m

Bedroom 1 – 3.56m x 3.17m

Bedroom 2 – 4.23m x 3.58m

Bedroom 3 – 3.89m x 3.76m



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