

# Ryehill Cottage, Sanquhar, DG4 6HW

Offers Over £155,000



## **‘Reduced Price’**

Spacious detached four bedroom bungalow benefits from central heating and double glazing. Sits just on the outskirts of the town of Sanquhar which 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.)**

Hall 1 – 2.49m x 2.38m  
 Kitchen – 2.60m x 2.41m  
 Bedroom 2 – 3.69m x 3.27m  
 Cupboard – 1.95m x 1.28m

Living Room – 4.22m x 3.97m  
 Shower Room – 2.17m x 1.93m  
 Bedroom 3 – 3.68m x 3.30m  
 Hall 2 – 2.72m x 2.31m

Sitting Room – 4.29m x 3.93m  
 Bedroom 1 – 2.91m x 2.58m  
 Bedroom 4 – 3.27m x 2.59m  
 Bathroom – 2.59m x 2.43m



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 doors to kitchen, shower room and two bedrooms.
- Kitchen with wall and base units, integrated electric oven and hob with extractor fan. Windows to front and side. Sink with mixer tap and right hand drainer.
- Shower room with shower cubicle, W. C. and wash hand basin. Fully tiled and window to side.
- Bedroom 1 with window to rear. Built-in shelved cupboard.
- Bedroom 2 is a double with window to rear.
- Living room with wood burning stove and tiled hearth. Window to front.
- Sitting room/dining room with window to the front and door leading to further hallway.
- Further hallway with door to a further 2 bedrooms, bathroom and walk-in cupboard with window to side.
- Bedroom 3 is a double with window to rear.
- Bedroom 4 is also a double with window to rear.
- Family size bathroom with bath with shower, W. C., and wash hand basin. Windows to front and side. Base units. Part tiled.
- The garden is laid to lawn with various plants, shrubs and patio area. Outbuilding.



