

North Farm Cottage, Gateside, Sanquhar, DG4 6JP

Offers Over £100,000



Delightful and deceptively spacious semi-detached two-bedroom cottage with beautiful, open countryside views. Benefits from gas central heating, double glazing, generous parking on the property, and a large, easily maintained garden. Situated in a rural situation, fronting the A76, and just a short drive to the historic, attractive, popular, and rural town of Sanquhar on the River Nith. Sanquhar offers a wide range of shops, pharmacy, swimming pool, health centre, 9 hole golf course, primary and secondary schools, and railway station on Carlisle to Glasgow lines.



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Measurements (all approx.)

Entrance vestibule – 1.48m x 0.91m
 Kitchen – 3.63m x 2.65m
 Bathroom – 2.60m x 2.49m

Hall – 5.06m x 0.98m
 Bedroom 1 – 4.13m x 3.79m

Living Room – 4.25m x 3.47m
 Bedroom 2 – 4.32m x 3.10m



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 vestibule with door leading to hallway. In the hall there are doors leading to living room, kitchen, 2 bedrooms and bathroom. Loft hatch.
- Living room which is a good size with window to the front. Wooden shelved units. Windows with frosted glass to hallway.
- Kitchen with wall and base units. Sink with mixer tap and right hand drainer. Window and door to rear. Worcester boiler. Part tiled.
- Good size bathroom with shower cubicle, bath, W. C. and wash hand basin. Part splash back and part tiled. Window to rear.
- Bedroom one is a double with window to the front. Built-in cupboard with shelves.
- Bedroom two is also a double with window to rear.
- Good size garden to the front, side and rear laid to stone chips. Lawn to the rear and some trees and shrubs. Parking to the side and rear.



