25 Station Road, Leadhills, ML12 6XS

Offers Over £78,000



********£2,000 UNDER HOME REPORT VALUATION*********

Well-presented mid terraced one bedroom cottage situated in the village of Leadhills with spectacular views over surrounding Countryside. Benefits double glazing, gardens and driveway. Beautiful rural location in the heart of the Southern Uplands, a mile from Dumfries and Galloway. Leadhills is Scotland's second highest village, famous for its 'Scottish gold'. It has the atmosphere of the Scottish Highlands and yet is just an hour's drive from Glasgow. Ideal for first time buyers, a buy-to let or a holiday rental.

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There is a village shop, the Hopeton Arms Hotel, and a primary school. Secondary schooling is found in nearby Biggar. Leadhills has the UK's highest Golf course. The Southern Upland Way runs through Wanlockhead, a mile from Leadhills, also home to the Lead Mining Museum and visitor centre. The 7 Stanes mountain bike trails offer some of the world's best mountain biking for people of all abilities.
Leadhills is one hour's drive from Glasgow and 15 minutes from the M74 at Abington. The nearest train station is in Sanquhar (8 miles away). There is also a bus from the village to Abington. Edinburgh and Carlisle are both 1 hr 15 mins away. Dumfries 30 mins; the Galloway coast, 1 hr 30.





Measurements (all approx.)

Living Room – 4.61m x 4.36m
Kitchen – 2.73m x 2.32m
Bedroom – 4.06m x 3.62m
Bathroom – 2.29m x 1.65m





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.

EPC = G

Council Tax Band = A





Accommodation comprises:

- Living room with windows to the front giving views over open countryside. Fireplace with tiled hearth and wooden mantle. Cupboard under stairs. Doors to kitchen, bathroom and stairs to attic bedroom.
- Kitchen with fitted cupboard with shelves and worktops. Sink with left hand drainer. Plumbed for washing machine. Door to garden.
- Bathroom with W. C., wash hand basin and bath with shower. Part tiled and part splashback. Window to rear.
- Stairs to attic bedroom. Velux window to the front. Door to eaves.
- There is garden to the front with off driveway, laid to lawn, plants and shrubs. Fantastic views.
- Good size garden to the rear with various plants and shrubs.

Offering fantastic potential to renovate, modernise and add value with an extension to the rear (subject to getting relevant planning permission).













