



**THORNTREE, GLASGOW ROAD  
SANQUHAR, DG4 6BZ  
PRICE: OFFERS OVER £175,000**

**Primrose**



**Gordon**

**SOLICITORS AND ESTATE AGENTS**

ESTABLISHED 1782





Measurements:

Living Room	15'06" x 14'00" (approx)
Study	11'01" x 11'02" (approx)
Kitchen	16'08" x 8'02" (longest) (approx)
Shower Room	4'10" x 8'00" (approx)
Bedroom 1	10'09" x 13'06" (longest) (approx)
Bedroom 2	11'01" x 10'01" (longest) (approx)
Dining Room/Bedroom 3	12'06" x 15'04" (longest) (approx)
Attic Room 1	13'07" x 12'03" (approx)
Attic Room 2	10'02" x 12'00" (approx)
Garage	8'10 x 16'08" (approx)

Home Report—[www.packdetails.com](http://www.packdetails.com)

**EPC = D**

Viewings is by contacting the selling agents on 01387 267316.



Attractive and extended 3 Bedroom semi-detached house with 2 additional attic rooms located in the Conservation area of the town. The property is on a very generous double plot, with excellent views over the Euchar Valley to the front, and with open countryside views from the side of the house. The property would appeal to both families and couples alike. Newly installed Gas central heating combi boiler The property has recently had new double-glazed windows and doors installed throughout. Situated in the popular rural town of Sanquhar which has a Primary School and High School. There are also a variety of shops, a bank, library and pharmacy. Sanquhar is approx. 30 miles equidistant from Dumfries and Ayr .

The accommodation comprises on the ground floor of entrance vestibule, hallway, dining room/bedroom 3, study/sitting room, bright living room with several windows, and patio doors leading to the rear of the property. The kitchen has a range of wall and base units, stainless steel sink and half with mixer tap and right-hand drainer.

Bedroom 1 and Bedroom 2 with built-in wardrobes. Recently, fitted shower room with large walk-in double shower, W.C., wash hand basin.

2 Large attic rooms in the roof space with fixed stair access. One currently being used as a Bedroom/Storage room with Velux window looking over the front garden, and the other room being used as a Office with a Double Glazed window looking over the driveway.

The Property has a large garden which is tiered to the front with various shrubs and trees along with a blocked paved front, side and rear garden. The property also has access from Church Road proving parking for 4 vehicles and a detached garage



### **OFFERS**

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest in writing please with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-**

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.











# Thorn Tree, Glasgow Road, Sanquhar

## Ground Floor



This plan is for illustration purposes and may not fully represent the property. The plan is not to scale.





Attic Floor

