

35-37 High Street

SANQUHAR, DUMFRIES AND GALLOWAY, DG4 6DJ



Impressive four-bed terraced home, a completely captivating period property, set in a charming location, fully refurbished, walk-in condition, workshop



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We are delighted to offer to the market this captivating four-bed period property. This unique property is full of timeless charm, which is impossible for newer build properties to replicate. The real benefit of the property is evident in its excellent condition, and it offers a truly great place for any family to enjoy. Beautifully nestled in a popular community, it offers a more peaceful pace of village life, which is hard to find these days.

Given the refurbished condition and the size of the accommodation on offer, we believe this property represents excellent value for money. It's ideal for any family who may be seeking a great home in a quieter, more relaxed countryside location, whilst still benefiting from good transport links for easy commuting.

THE KITCHEN



In more detail, the accommodation is set over three levels and consists of a bright and spacious kitchen-diner, which, given its shape, would suit a range of furniture configurations. The light floods in and creates a very relaxing ambience within this lovely home, and the space also allows for a dining table.

The kitchen/diner is perfect for the home, finished in a beautiful range of contemporary shaker style units, with an electric hob and oven, with ample space for the integrated fridge freezer, washing machine and dishwasher.

THE DINING AREA



THE DINING ROOM



The ground floor also benefits from a large L-shaped public room, currently utilised as a formal dining room, ideal for special occasions with friends and family. Ground floor accommodation is completed by a beautiful contemporary bathroom.



THE GROUND-FLOOR BATHROOM





First-floor accommodation benefits from two generous double bedrooms, both filled with natural light, with ample space for freestanding furniture. The family bathroom on this level is bright and spacious and beautifully finished in a white suite with a striking standalone shower/bath enclosure.

THE FIRST-FLOOR BATHROOM



BEDROOM 1



BEDROOM 2



THE LOUNGE



The large lounge is a fantastic size and just oozes relaxed comfort. The feature fireplace contains a log burner and promises cosy winter nights by the fire.



BEDROOM 3



The second floor benefits from a further two bedrooms, both spacious and well-lit with natural light. There is also ample cupboard space throughout the home. The home is kept warm and comfortable via gas central heating and full double glazing on the ground floor with the original single glazed bay windows on the upper two floors.



BEDROOM 4



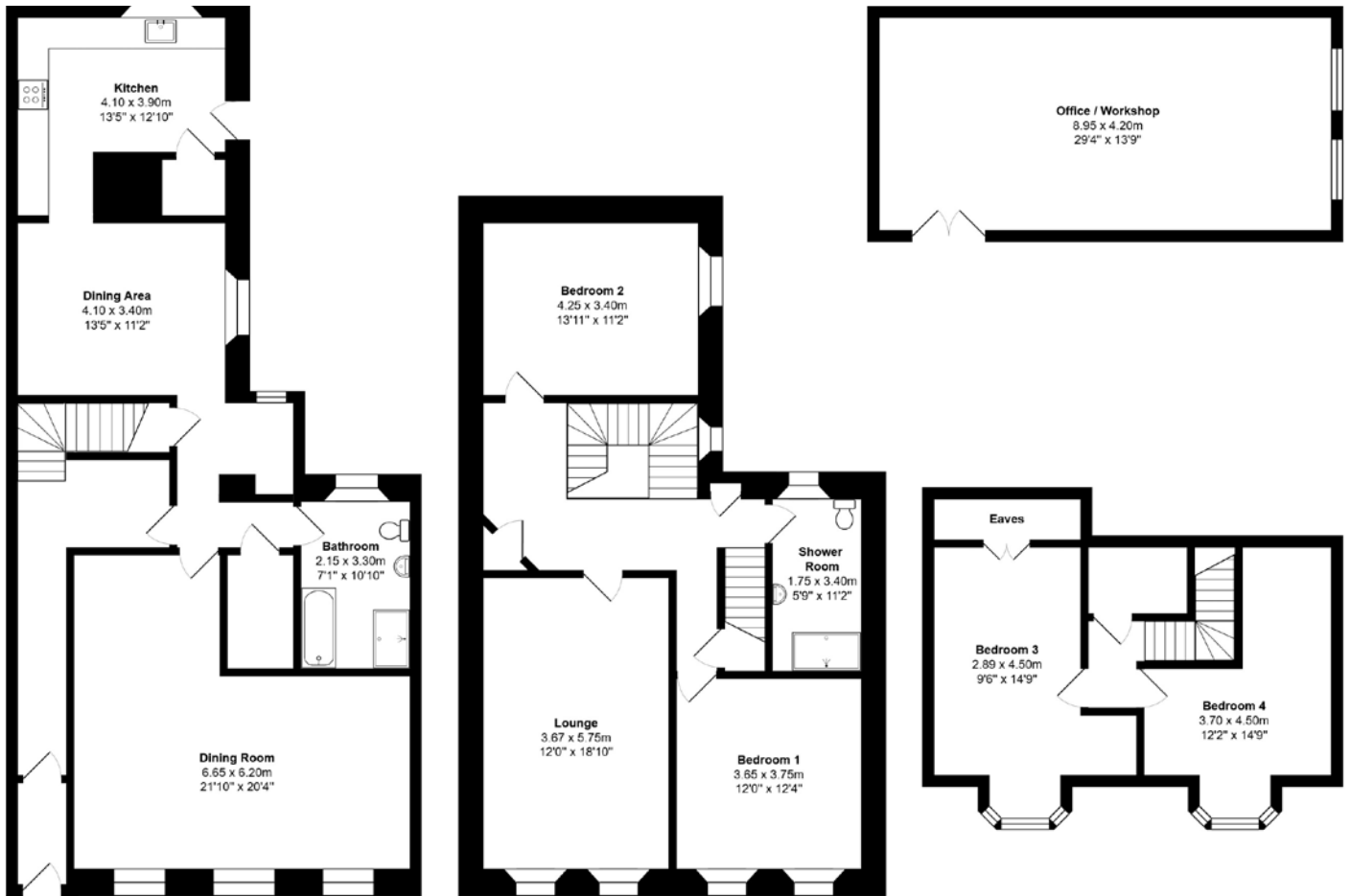
The generous, low-maintenance tiered garden offers a great place to relax and unwind. Parking is adjacent to the property, and there's a highly adaptable workshop/office/leisure space for those who like to tinker with a hobby, work from home or even create a home gym.

Given the charm, character and fully refurbished walk-in accommodation, the friendly close-knit community, the stunning surrounding countryside and the relatively short commute to the larger towns, this is sure to be a popular listing; early viewing is strongly advised.

EXTERNALS

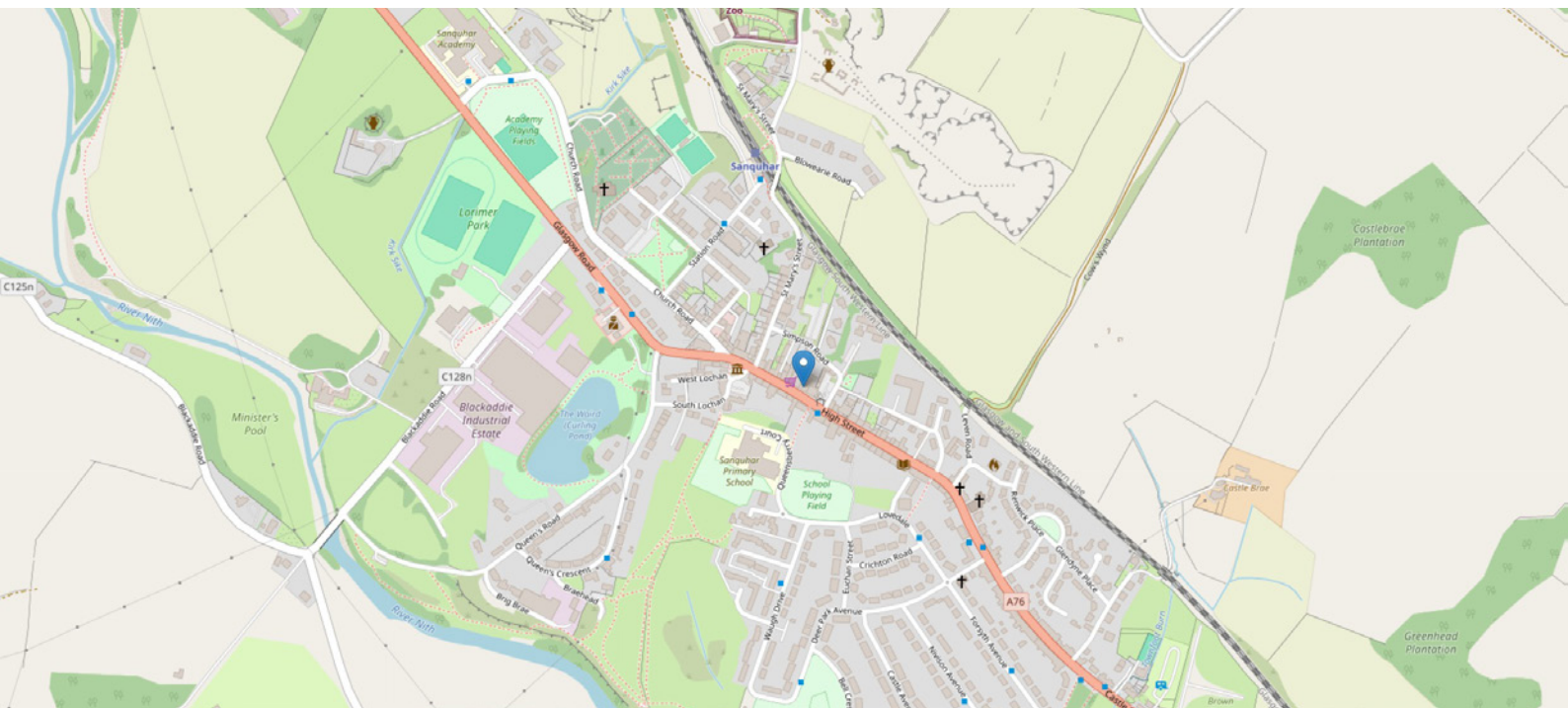


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 195m² | EPC Rating: D



THE LOCATION

The popular village of Sanquhar is located in the south-west of Scotland. The county towns of Ayr and Dumfries are approximately 30 miles away, and Glasgow and Edinburgh can be reached in about an hour and a half by road.





Sanquhar railway is on the Glasgow/Carlisle line with a change at Carlisle for London. The town lies on the route of the Southern Upland Way. It has a Primary and Secondary school, a wide selection of shops, a library, a health centre, a pharmacy, a bank, a Post Office, a swimming pool and a 9-hole golf course. The area is well known for its salmon fishing on the River Nith and tributaries.



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