

Pipers Cottage, 122 High Street, Sanquhar, DG4 6DZ

Offers Over £65,000



Spacious end terraced two bedroom house with double glazing and gas central heating, garden and designated parking. In need of upgrading and modernisation but would be ideal for first time buyers or as a buy-to-let investment. The Royal Burgh of Sanquhar is an attractive and popular rural town. It lies on the route of the Southern Upland Way which is popular with walkers who enjoy the stunning views.



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Pollock & McLean
41 Castle Street
Dumfries
DG1 1DU
01387 255414



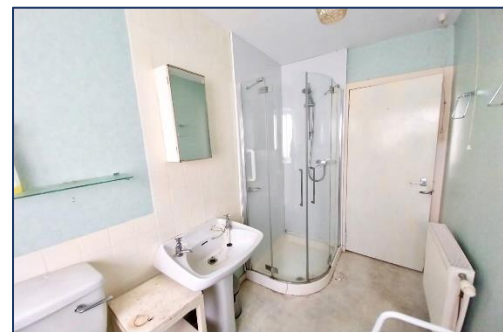
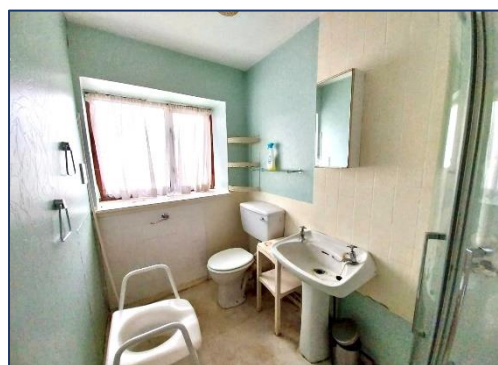
Accommodation comprises entrance hallway with cupboard under stairs housing electrics, living room with window to front with wood burner and slate hearth, shelves, door to kitchen and stairs to first floor. Kitchen with wall and base units, space for cooker, fridge/freezer, plumbed for washing machine, part tiled, window to garden and door to rear porch. Stairs to first floor with hand rail, two windows and loft hatch. Two double bedrooms, both front facing, one with double door built-in wardrobes and other has two built-in cupboards. Shower room with wash hand basin, W. C. and shower cubicle, part tiled and part Respatex, window to front. Designated parking and garden.



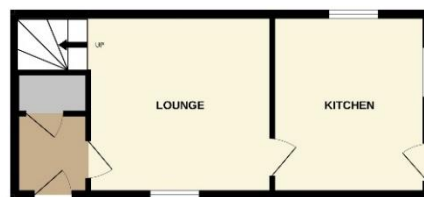
Measurements (all approx.)
Living Room – 3.69m x 3.81m
Bedroom 2 – 2.59m x 2.99m

Kitchen – 4.20m x 3.19m
Shower Room – 1.49m x 2.65m

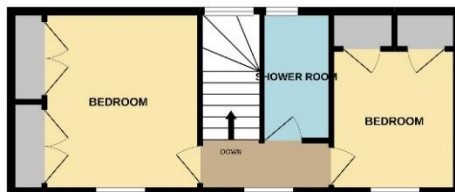
Bedroom 1 – 3.16m x 3.64m



GROUND FLOOR



1ST FLOOR



We warrant that the information contained in this Particulars is true and correct to the best of our knowledge and belief. We do not warrant that the information contained in this Particulars is complete or that it is not subject to change without notice. The accuracy of the information contained in this Particulars is not to be taken as a guarantee. The accuracy of the information contained in this Particulars is not to be taken as a guarantee. The accuracy of the information contained in this Particulars is not to be taken as a guarantee.

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.