



## 3 bedroom, Semi-detached house for sale



### Agenten-Info

Name:	Springbok Properties Nationwide
Name der Firma:	
Land:	Vereinigtes Königreich
Erfahrung seit:	2014
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+44 (800) 068-4015
Sprachen:	English
Webseite:	<a href="https://www.springbokproperties.co.uk">https://www.springbokproperties.co.uk</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 113,024.55

### Standort

Land:	Vereinigtes Königreich
Staat/Region/Provinz:	Schottland
Stadt:	Sanquhar
Adresse:	Anderson Street
Postleitzahl:	DG4 6QP
Veröffentlicht:	01.04.2025

### Beschreibung:

The property has been INDEPENDENTLY VALUED at £85,000 by a Royal Institution of Chartered Surveyors (RICS) qualified surveyor.

A semi-detached family home with two reception rooms, two large bedrooms and a single bedroom, a three-piece family bathroom and a rear garden with stunning views. Not to be missed!

**\*\* HOME REPORT AVAILABLE BELOW TO DOWNLOAD\*\***

This semi-detached home is located in the picturesque town of Sanquhar, a short drive from the train station, and famous for its castle and oldest functioning post office in the world.

The accommodation briefly comprises a welcoming entranceway, a spacious living room with sliding doors providing stunning views, a fitted kitchen and a second sitting room with a dining area.



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To the first floor is an inviting landing area through to two large bedrooms, one with fitted wardrobes, a single bedroom, and a three-piece bathroom with a bathtub, a hand wash basin and a WC.

Externally, the property benefits from a rear garden with a stunning outlook.

This home is an excellent find. We anticipate a high amount of interest and as such we would recommend that any interested buyers inquire to arrange a viewing at the earliest convenience to ensure the opportunity is not missed.

We highly recommend early viewing as this property is priced relatively low and is likely to generate quite an interest.

Please call us now to book an appointment.

## Call Recording

Please note to ensure the highest level of customer service, all calls may be recorded and monitored for training and quality purposes.

## Disclaimer

Springbok Properties for itself and the Vendors or lessors of properties for whom they act give notice that:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

## TENURE

To be confirmed by the Vendor's Solicitors

## Note

The price given is a marketing price and not an indication of the property's market value. The vendor like any seller is looking to achieve the maximum price possible. Hence, by making an enquiry on this



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property, you recognise and understand that this property is strictly offers in excess of the marketing price provided.

## How to View this Property

Viewing is strictly by appointment please call us now for bookings.

**AML REGULATIONS & PROOF OF FUNDING:** Any proposed purchasers will be asked to provide identification and proof of funding before any offer is accepted. We would appreciate your co-operation with this to ensure there are no delays in agreeing the sale.

## Energy Performance Certificate (EPC) graphs

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[View EPC for this property](#)

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## Additional Media:

Warning: A non-numeric value encountered in /home/spngprop/public\_html/includes/amazon\_s3/S3.php on line 864

## \* View HOME REPORT

### Key features

- \* Council Tax Band B, Home Report Attached
- \* Two large bedrooms - one with fitted wardrobes
- \* One single bedroom
- \* Spacious living room with sliding doors
- \* Second living room/dining area
- \* Fitted kitchen
- \* Three-piece family bathroom
- \* Rear garden with stunning outlook
- \* Close to amenities
- \* Viewing advised

## Pursuing Excellence in Your Search for Real Estate

Specializing in the delivery of real estate in some of the world's most sought-after locations, our firm has become a permanent fixture of the global property industry. Relying on our team of expert advisors, we're passionate in our pursuit of excellence - no matter its context or setting.

Relying on our in-depth understanding of the high-end property market, Alistair Brown International Real



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Our people-focused approach is aimed at ensuring unparalleled support and repeat business, tailoring our services to each unique vision. Establishing close relationships along the way, our professional know-how has helped us shape a mastery of our chosen marketplace.

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## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:

IX6.762.489

