



3 bedroom, Semi-detached house for sale



Information de l'agent

Nom:	Springbok Properties Nationwide
Nom de compagnie:	
Pays:	Royaume-Uni
Expérience since:	2014
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+44 (800) 068-4015
Languages:	English
Site web:	https://www.springbokproperties.co.uk

Détails de l'annonce

Propriété à:	Vendre
Prix:	GBP 85,000

Location

Pays:	Royaume-Uni
État/Région/Province:	Ecosse
Ville:	Sanquhar
Adresse:	Anderson Street
Indicatif régional:	DG4 6QP
Soumis:	01/04/2025

Description:

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.



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

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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



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:

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* 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

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



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Lease terms

Date Available:

Contact information

IMLIX ID:

IX6.762.489

