

Brazenall & Orr

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**9A QUEENSBERRY SQUARE,
SANQUHAR, DG4 6BY**

OFFERS IN THE REGION OF £75,000

EPC – D

9A QUEENSBERRY SQUARE, SANQUHAR, DG4 6BY

Spacious FIRST FLOOR FLAT situated a short walk from Sanquhar Town Centre. There are many amenities available in the town including both Primary and Secondary Schools, Health Centre, Post Office, Swimming Pool, 9 Hole Golf Course and a variety of shops. Sanquhar is situated on the Glasgow/Carlisle line and is approximately 30 miles north of Dumfries and south of Ayr.

Accommodation:

- Entrance** Double glazed windows with vertical blinds. Laminate flooring. Ceiling light fitting. Undertairs cupboard. Carpeted stairs leading to:-
- Landing** Double glazed window to the front with vertical blinds. Carpet. Central heating radiator. Smoke alarm. Access to loft space. Access to:-
- Lounge** **4.78m 4.28m (15'08" x14'0") or thereby.** Double glazed window to the front with vertical blinds. Carpet. Central heating radiator. Ceiling light fitting. Wall lights.



Kitchen

4.85m x 2.78m (15'11" x 9'01") or thereby. Access from Lounge. Double glazed window to the side with roller blind. Modern fitted kitchen comprising base, wall and drawer units with work surfaces and matching splash backs above. Integrated hob, electric oven and "Chimney" style cooker hood. Stainless steel sink with single drainer and mixer tap. Plumbing for automatic washing machine. Vinyl floor covering. Stainless steel central heating radiator. Ceiling spotlight fitting. Ample space for table and chairs.



Inner Hall

Carpet. Two double glazed windows to the front with vertical blinds. Two central heating radiators. Two ceiling light fittings. Access to Bedrooms and Bathroom.



Bedroom 1

3.83m x 2.96m (12'07" x 9'06") or thereby. Double glazed window to the rear. Carpet. Central heating radiator. Triple fitted wardrobes with mirror doors. Ceiling spotlight fitting.



Bedroom 2

3.52m x 3.00m (11'06" x 9'10") or thereby. Double glazed window to rear with roller blind. Built-in wardrobe. Carpet. Ceiling light fitting. Central heating radiator.



Bedroom 3

3.62m x 2.78m (11'10" x 9'01") or thereby. Double glazed window to the rear with roller blind. Carpet. Central heating radiator. Ceiling spotlight fitting. Built-in wardrobe.



Bathroom

Patterned double glazed window to the front with roller blind. Three piece white suite comprising bath with shower over, pedestal wash hand basin and WC. Extensive tiling. Central heating radiator. Ceiling spotlight fitting. Built-in cupboard. Vinyl floor covering.



Viewing

Strictly by appointment through the Selling Agents, Messrs Brazenall & Orr, Solicitors, Dumfries, Tel: (01387) 255695.

Offers

Offers in the Region of £75,000 are invited.

Home Report

A Home Report is available for this property. Prospective purchasers should contact Brazenall & Orr Property Department for details of how to obtain a copy.

EPC

Energy Performance Rating = D

Note:

The seller reserves the right to sell without imposing a Closing Date and will not be bound to accept the highest or indeed any Offer.

Note:

These particulars have been carefully prepared by the Selling Agents, Messrs Brazenall & Orr, Solicitors, Dumfries. Although believed to be correct, they are not guaranteed, therefore prospective purchasers should satisfy themselves as to the basic facts before submitting any offer.

Prospective purchasers should also note that none of the electrical items or other equipment mentioned in these particulars have been tested by the Selling Agents.

A closing date for offers may be fixed and prospective purchasers are advised to register their interest as early as possible with the Selling Agents.