



The Anchorage, Glasgow Road, Sanquhar, DG4 6BZ

Offers Over £200,000

A CLOSING DATE HAS NOW BEEN SET FOR 12 NOON ON THURSDAY THE 25TH APRIL 2024. ALL OFFERS MUST BE SUBMITTED IN WRITING VIA A SCOTTISH SOLICITOR.

Hannah at K Allan Properties is delighted to present to the market this charming 4 bedroom period property. The Anchorage is full of character and is situated in the rural village Sanquhar. Surrounded by impressive landscapes the property is the perfect escape from the city life consisting of a friendly community.

The Anchorage is a semi-detached house, with impressive and unique features. The spacious living room consists of a bay window, bringing in impressive natural lighting, and overlooking some beautiful scenery of the village. There is a log burner to embrace the warmth on the cold winter evenings in Scotland. The impressive skylight in the hallway can truly be appreciated on a summers morning. There is 3 large double bedrooms and one single bedroom which is currently being used as a guest room. The property also comprises of an office space, a dining room, laundry room and 2 bathrooms. The Anchorage throughout has the careful design of modern features which enhance its period charm.

Viewings are highly recommended to truly appreciate the beautiful characteristics of The Anchorage.

Living Room



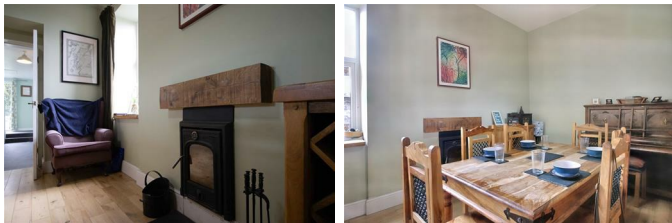
Spacious living room with a bay window overlooking views of Sanquhar.

Kitchen



Newly renovated Kitchen with stairs into the dining area and French doors opening on to the back garden.

Dining Room



Conveniently situated next to the Kitchen area, a great addition for large family gatherings.

Laundry Room



The laundry room has storage space and a sink. The space extends to a door which leads to the back garden and also a bathroom with a shower.

Downstairs Bathroom

Conveniently located next to the back door for potential muddy walks, this small bathroom consists of a shower, toilet and sink.

Bedroom 4



Situated on the ground floor this room is currently being used as a spare bedroom. Has potential to be used as a guest room or office space.

Hallway



Stunning open hallway with charming characteristics including a unique skylight.

Main Bathroom



Beautifully decorated modern 3 piece bathroom.

Master Bedroom



Large main master bedroom with another bay window overlooking stunning scenery.

Bedroom 2



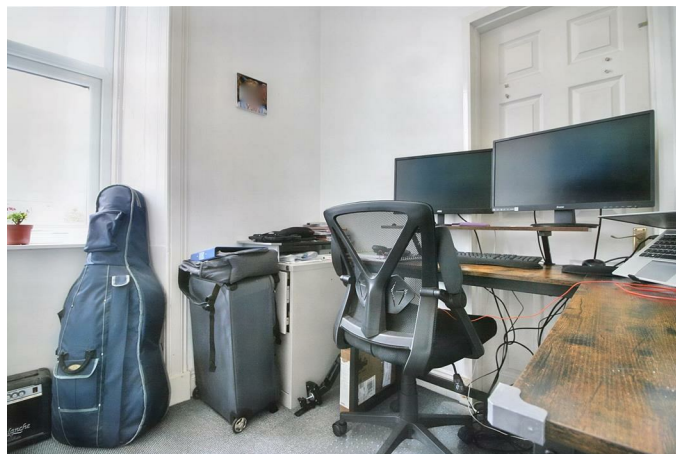
Large double bedroom.

Bedroom 3



Double bedroom

Office Space



Small extra room situated upstairs currently being used as an office space.

Garden



Enclosed well kempt private garden which extends down the side of the property.

Porch

The porch enhances the properties original features upon entering the property, truly enhancing its unique features in the property.

Exterior



Services

Electricity: Mains

Water: Mains

Drainage: Mains

Heating: Boiler and radiators, mains gas

EPC - D

Council Tax - BAND D

Location

<https://what3words.com/taller.euphoric.spirits>

Best Estate Agents Guide

When you choose to work with us, you are officially working with one of the UK's Best Estate Agents. We received this award in 2023 and again in 2024. The very best agents are listed in The Best Estate Agent Guide – a website for sellers to help them choose who the best agents are in their area. If you want to achieve the best results for your property sale, combined with receiving the best customer service, we would love to help.

Viewings

By appointment only, arranged through K Allan Properties.

Call 0141 459 0512

email info@kallanproperties.co.uk

Text: 07526126577

Offers to

K Allan Properties

Watergate

Kirkwall

KW15 1PD

OR VIA EMAIL:

info@kallanproperties.co.uk

Disclaimer

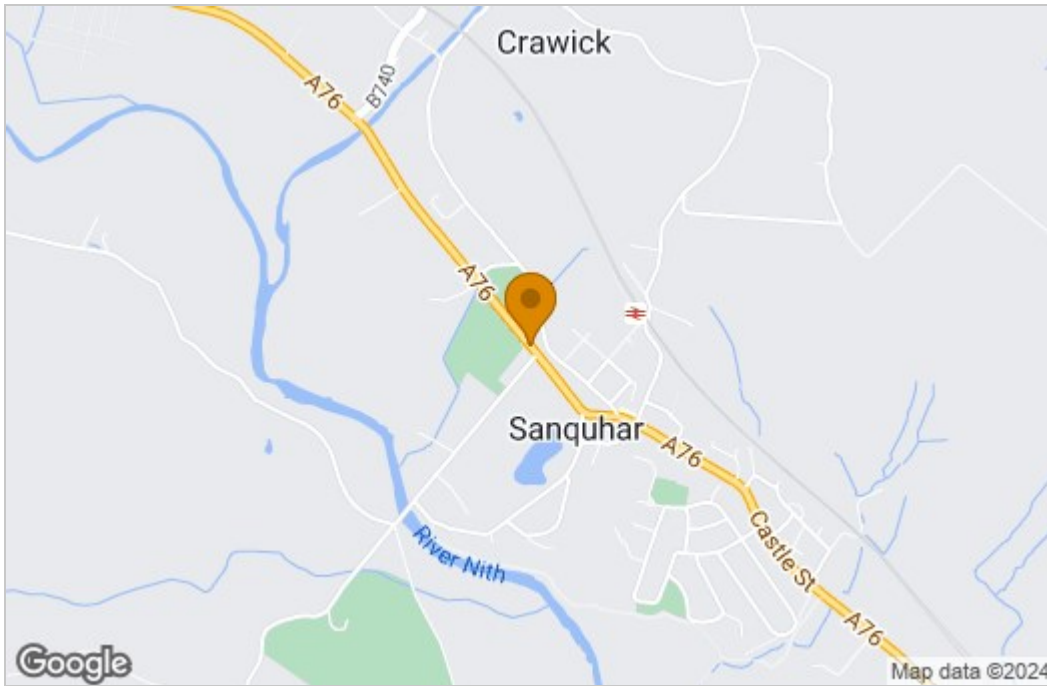
Whilst we endeavour to make these particulars accurate, they do not offer/form any part of a contract on offer and are not guaranteed. Measurements are approximate. We have not tested electricity, gas or water services or any appliances. Photographs may have been taken with a wide angle lens.

Floor Plan

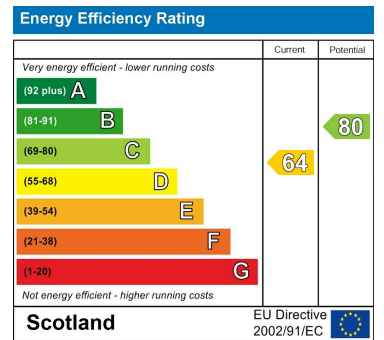


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.