



# 67 HIGH STREET

## SANQUHAR, DUMFRIES AND GALLOWAY, DG4 6DT

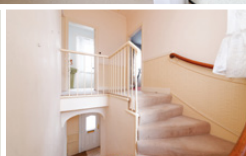
McEwan Fraser Legal are delighted to bring to the open market this terraced family home. The property is in need of modernisation throughout but will make for the ideal home.

In more detail, the property consists of a welcoming hallway. The bright and airy lounge allows for free standing furniture and different furniture configurations. There is also a feature fireplace. The second lounge or further bedroom is just across the hall from the lounge another bright and airy room allowing for free standing furniture if required. The dining room provides excellent space for formal dining and will easily cater for numerous guests. The downstairs bathroom/wet room comes with an electric shower, wash hand basin and toilet. The kitchen comes with floor to ceiling units, gas hob, electric oven, space for washing machine and fridge freezer. Access to the large back garden.

On the upper level, the family bathroom benefits from an electric shower over bath and wash hand basin. There are three good sized bedrooms, all bright and airy and allowing for freestanding furniture, one of the rooms also has a wash hand basin another benefit from storage. There is the added benefit of a stand-alone WC on the upper level.

Externally the large secure back garden is mostly mature, with various sections. A stone built outbuilding sits at the back of the property and in previous years has been used as a stable housing two horses.

The property also benefits from central heating and double glazing. Early viewing is recommended



# Approximate Dimensions (Taken from the widest point)

|             |                                |
|-------------|--------------------------------|
| Lounge      | 4.70m (15'5") x 3.80m (12'6")  |
| Dining Room | 3.60m (11'10") x 2.80m (9'2")  |
| Kitchen     | 2.80m (9'2") x 2.10m (6'11")   |
| Bedroom 1   | 4.70m (15'5") x 3.90m (12'10") |
| Bedroom 2   | 4.70m (15'5") x 3.90m (12'10") |
| Bedroom 3   | 2.60m (8'6") x 1.90m (6'3")    |
| Bedroom 4   | 4.70m (15'5") x 3.60m (11'10") |
| Wet Room    | 2.30m (7'7") x 2.10m (6'11")   |
| Bathroom    | 2.00m (6'7") x 2.00m (6'7")    |
| WC          | 1.50m (4'11") x 1.20m (3'11")  |

Gross internal floor area (m<sup>2</sup>): 129m<sup>2</sup>

EPC Rating: E

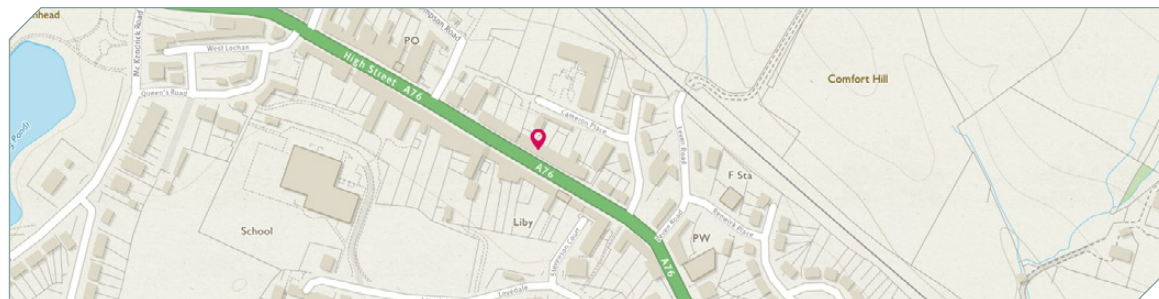


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

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