



The Bungalow, Blackaddie Road, Sanquhar - DG4 6JJ

Offers Over £245,000

C&D Rural

The Bungalow, Blackaddie Road

Sanquhar

- Well presented stone cottage on edge of town
- Private garden
- Private parking for two vehicles
- Modern interior with lovely features
- 2 double bedrooms, with potential to create a third bedroom
- Excellent road and rail links, with mainline railway station in Sanquhar
- No onward chain

Impressive single storey barn conversion. Presently configured as a two bedroom property but possibility of creating a third bedroom. Private garden and parking. Located in the grounds of Blackaddie Hotel, on the edge of town, in a peaceful riverside setting. Excellent road and rail links, with a mainline railway station in Sanquhar. No onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E



Comprising a stone built single storey barn conversion, which is attached to the neighbouring Blackaddie hotel at one gable end, but offers full privacy.

The property is finished to a high standard internally, offering a generous kitchen/dining room with exposed beams, shaker style units, central island, integrated appliances and double doors that open to its private garden.

There is a large sitting room, again with direct access to the garden and a vaulted ceiling. There are two well-proportioned double bedrooms, both with fitted wardrobes and an impressive contemporary bathroom, which is fully tiled and lit by a large skylight above. The bathroom comprises a modern free-standing bath, large walk-in shower and circular sink within a vanity unit.

While it is currently a two bedroom property, there is potential to make it a 3 bedroom cottage, incorporating the adjacent storage room linking the building to the hotel.

N.B please note that the adjacent hotel is being marketed by our sister company Fine & Country Scotland, and is Under Offer. We are also selling the portfolio of three holiday cottages at Blackaddie; please enquire.







Outside

The property enjoys a sunny private garden with area of lawn and fruit cages, and a private parking area for two vehicles. The property is accessed off Blackaddie Road and has a right of access over the private driveway.

Location

The Bungalow and Sanquhar sit in the valley of the River Nith, which is one of Scotland's well known salmon rivers, attracting a lot of fishing enthusiasts to the area.

The town offers a range of amenities, a swimming pool, doctor's surgery, dentist, post office, various pubs, primary and secondary schooling, a 9 hole golf course and the railway station connects to Dumfries, Glasgow and points in between. A broader range of facilities and schooling are available in nearby Thornhill (7.5 miles) and Dumfries (24 miles)

Sanquhar offers excellent road and rail links to the Central Belt. The M74 is under half an hour's drive away, there are airports at Prestwick, Glasgow and Edinburgh and mainline railway stations are in Glasgow, Lockerbie, Dumfries and Carlisle, all of which have connections to/from Sanquhar.

The area offers an abundance of wildlife, cycling routes, walking, with attractive rolling countryside all around.

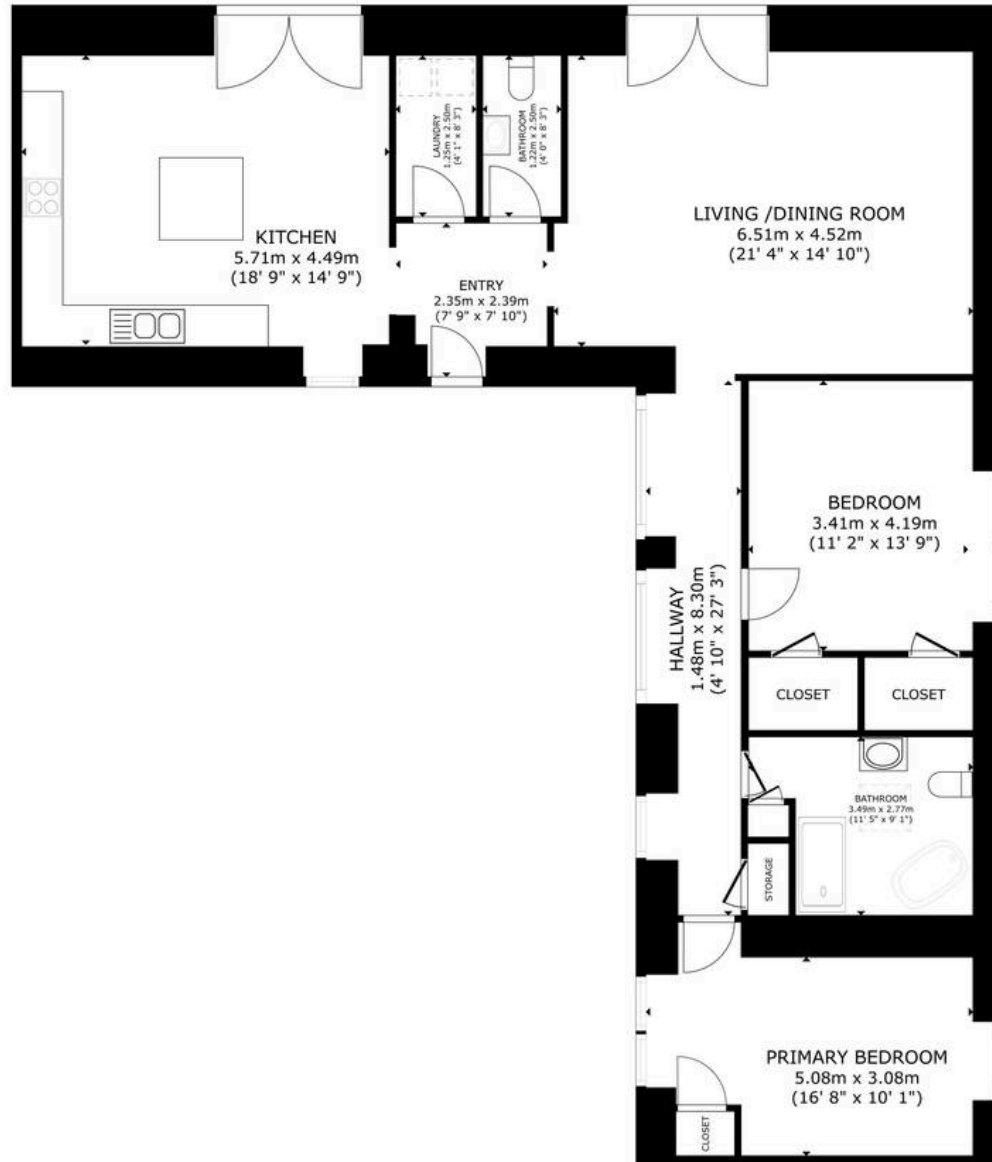
Services

Mains electricity, mains water, oil fired central heating, double glazing. Private drainage to septic tank (registered with SEPA; shared with nearby holiday cottages). Fibre broadband to premises -supplied by Byphone.









FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 151.1 m² (1,627 sq.ft.)
 TOTAL : 151.1 m² (1,627 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Viewings: Strictly by appointment with the sole selling agents, C&D Rural.

Offers: All offers should be made in Scottish Legal Form to the offices of the sole selling agents, C&D Rural, by email to office@cdrural.co.uk

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. Council Tax Band D.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.

C&D Rural

Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk

You can include any text here. The text can be modified upon generating your brochure.

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