

Eliock Dower House,

Sanquhar, DG4 6LD

Offers Over £300,000





Impressive and deceptively spacious 4 bedroom detached house sitting in an elevated position with fabulous views over parkland, countryside, and beyond to the Southern Uplands. Set in its own grounds, of 1.528 acres, which could be adapted to accommodate a range of uses. This property benefits from generous outdoor and indoor living space. Just a short drive from the centre of Sanquhar, which is an attractive and popular rural town offering a wide range of shops, Pharmacy, Swimming Pool, Health Centre, Bank, 9 Hole Golf Course, Primary and Secondary Schools and excellent railway links on Carlisle to Glasgow lines.





Entrance Vestibule with wooden floor, door leading to good sized entrance hallway, window and door to Cloakroom/W. C.

Cloakroom with window to side, wood panelling and sink. Separate W. C. with window to the front.

Hallway with three windows to the rear, wood panelling. This hallway has two openings, one through to further hallway and one leading to, staircase leading to the upper floor. Door to Living Room.





Sitting Room with three windows to the front. Open fire with tiled hearth surround and wooden mantel. Door to Dining Room. There is also a third door in the Sitting Room, which leads back through to the Hall.

Spacious Dining Room with French Window to the front. Built-in shelved cupboard with upper storage cupboard. Working period electric lift, circa 1950s. Open fire with decorative tiles and wooden mantel.

Rear Hall with sliding door to Garden Room. The Garden Room has windows overlooking the Garden and tiled floor.

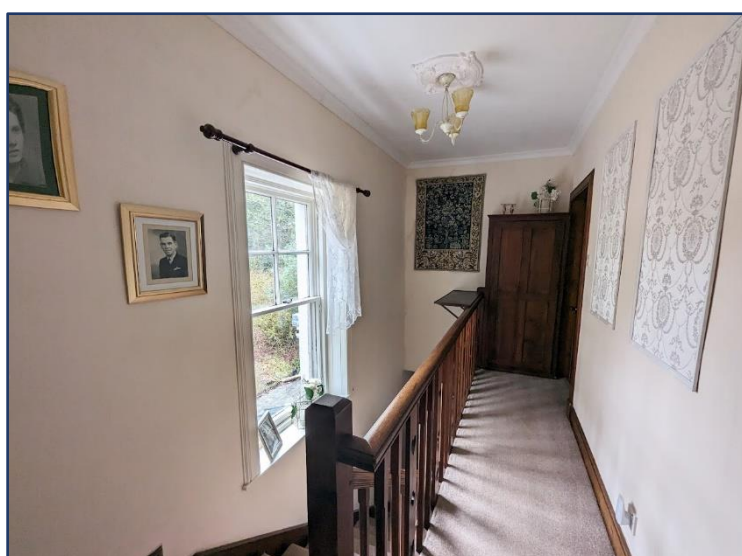
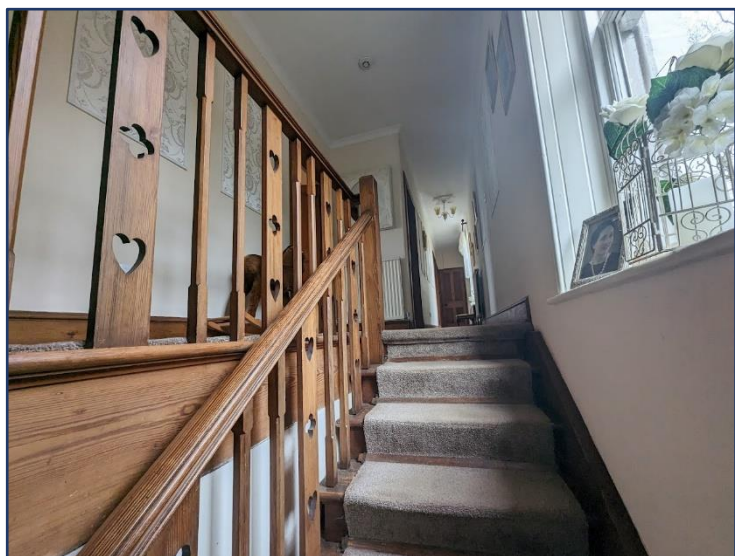




Breakfast Room, which is a bright room with window to the front giving great views over open countryside. Electric AGA included in sale. Built-in shelved cupboard, currently used as a pantry. Door to Kitchen. Fitted Kitchen with wall and base units. Integrated dish washer and electric oven and hob. Fridge Freezer included in sale. Sink with vegetable preparation, left hand drainer and mixer tap. Tiled floor. Windows to the front and rear and door to rear.

Stairs to first floor with beautifully crafted 'Arts & Crafts hand rail and bannister. Built-in shelved cupboard, two windows to rear. Door to Linen Cupboard, which has shelves, window to the front and loft hatch with ladder.





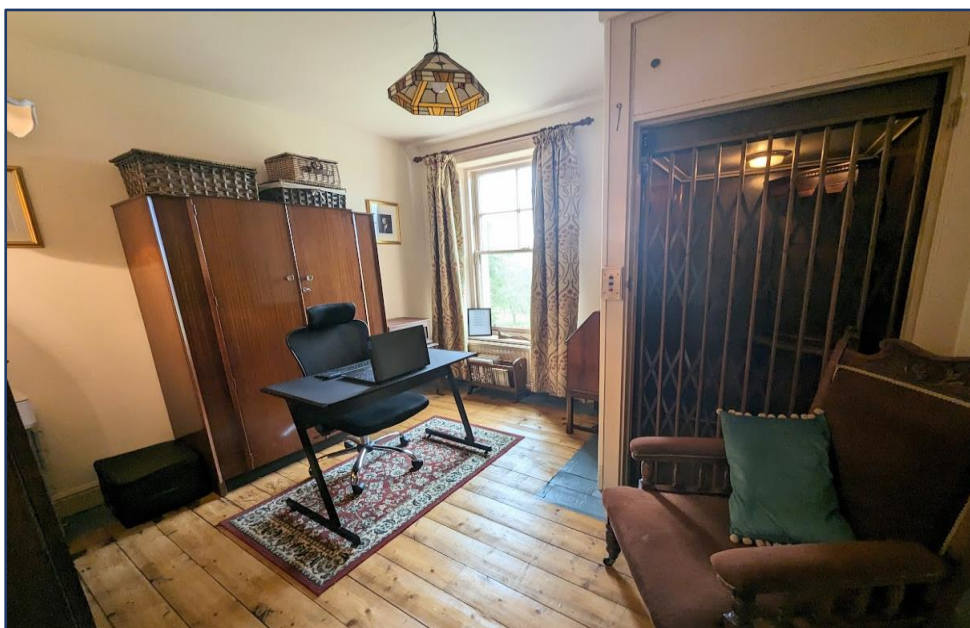


Bedroom 1 is a good size with two windows and decorative wooden ceiling. Modern fitted shower room with large walk-in power shower with traditional 'rain' head. W. C., wash hand basin with mixer tap. Built-in cupboard. Part tiled and Part pannelled. Window to front.



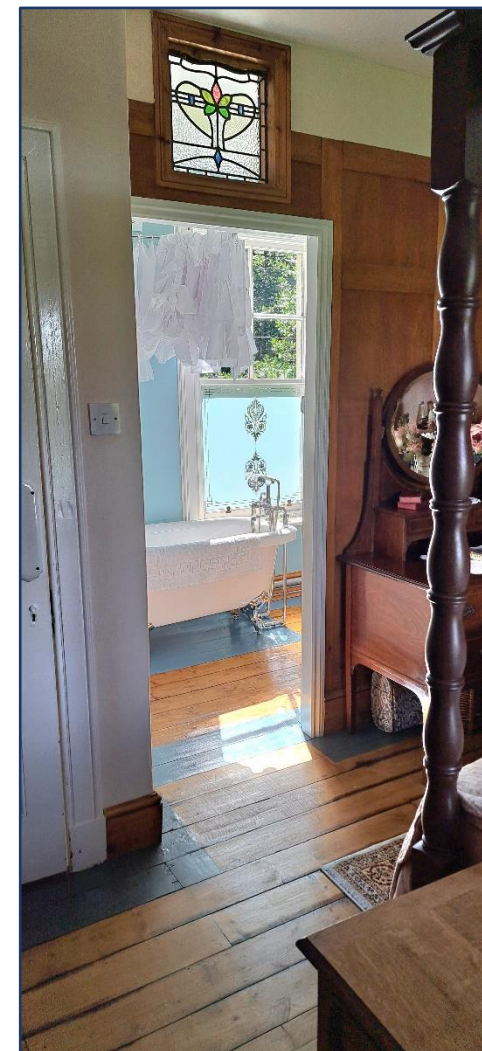


Bedroom 2 with French Windows to the front offering access to balcony affording stunning views and window to the side. Wooden floor and built-in shelved cupboard.
Bedroom 3/study with window to the front. The period lift is located in this room, and descends into the Dining Room. Wooden floors.





Master bedroom with en-suite Bathroom. French Window to the front offering access to balcony affording stunning views. Wooden floors. Decorative fire place with mantel. Wooden panelling to walls and small feature stained glass panel. En-suite Bathroom with bath, W. C. and wash hand basin. Window to rear and heated towel rail. Laundry room with window to rear. Sink. Shelves. Plumbed for washing machine, space for chest freezer and tumble dryer. Heating boiler.



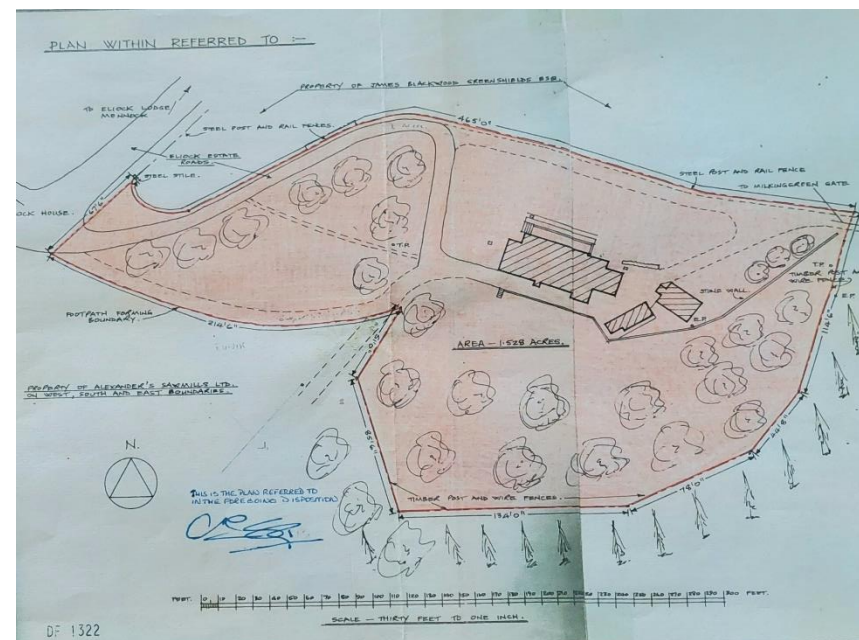




Outside there is a brick Outbuilding with three compartments, one has power and light, another has light only. Summer House with windows to front and side with power and light. Wood garage with double doors. Concrete floor.

A large lawn area with a range of mature shrubs and trees to the front with elevated Terrace running the length of the building taking advantage of the stunning views over the surrounding countryside. To one side an area of lawn leads up to the Summer House. There is a terraced garden to the rear, which again is laid principally in lawn with a selection of mature shrubs and trees. To the rear and sides there are areas of wraparound woodland. Chicken Coop and Run. Greenhouse. Polytunnel. Tarmac driveway leads to the garage. Also from the driveway a gravel path/driveway leads round the rear of the property to further tarmac parking area and back to the access road.

These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken using a wide angled lens.



Measurements (all approx.)

Entrance Vestibule – 1.83m x 1.52m
 Sitting Room – 5.89m x 4.24m
 Kitchen – 3.89m x 2.81m
 Bedroom 1 – 3.61m x 3.23m
 Bedroom 2 – 4.16m x 3.57m
 En-suite – 2.33m x 1.62
 Storage Shed/2 – 2.67m x 2.24m

Cloakroom – 2.36m x 1.80m
 Dining Room – 5.18m x 4.17m
 Garden Room – 4.48m x 1.62m
 Shower Room – 2.55m x 1.98m
 Study/bedroom 4 – 3.32m x 3.14m
 Laundry Room – 2.65m x 2.46m
 Storage Shed 3 – 2.53m x 3.46m

W. C. – 1.78m x 1.80m
 Breakfast Room – 5.18m x 3.63m
 Hallway (1st floor) – 11.55m x 1.87m
 Linen cupboard – 2.46m x 1.02m
 Master Bedroom – 4.04m x 3.45m
 Storage Shed/1 – 1.96m x 1.87m

N. B. Please note items 'not' included in sale –

Most light fittings (a basic fitting and new bulb will be installed as replacement for light fittings/chandeliers removed)

Garden accessories - wrought iron metal arches, borders, trellis' and, statues.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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