



Robert Wilson & Son  
SOLICITORS & ESTATE AGENTS



## **17 GUFFOCK ROAD, KELLOHOLM, BY SANQUHAR, DUMFRIESSHIRE, DG4 6QQ**

Semi detached Bungalow in a convenient residential location in Kelloholm, by Sanquhar. Sizeable front and rear gardens with driveway.

Accommodation comprises:-

- Entrance hall
- Hall
- Living room
- Kitchen
- Bathroom
- 2 bedrooms
- Utility room
- Fully double glazed
- Gas fired central heating
- Interlinked smoke alarm with remote control tester
- Home report available.

VIEWING:- Contact selling agents  
on 01659 50251 or  
01848 330251 for an  
appointment to view.

EPC Ref = C/D

**OFFERS OVER £90,000**

Enter from Guffock Road through a small gate and up a paved path in the front garden which is laid out in grass. Go up two steps to the front door which is UPVC with ornate glass panel. Handrail at the door.

Entering into Entrance hall which is carpeted. Ceiling light. Through a wooden door with two glass panels into:-

**HALL 3.373M X 2.501M**

Carpeted. Ceiling light. Smoke alarm. CHR. Various power points. Built in storage cupboard with shelves. Hatch to loft.

Going through a door to the left into:-

**BEDROOM 1 3.439M X 3.080M**

Wooden floor. Ceiling light. CHR. Various power points. Front facing UPVC double glazed window with fitted blinds.

Back into entrance hallway to the right through a wooden door into:-

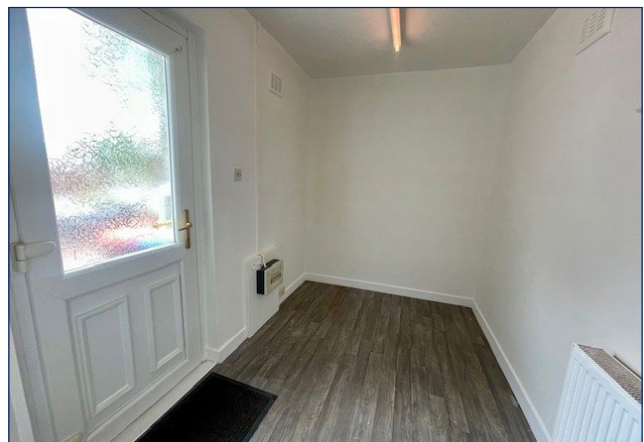
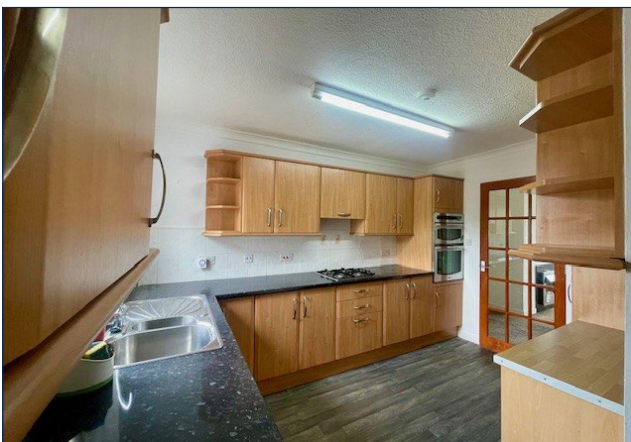
**LIVING ROOM 3.062M X 4.856M**

Carpeted. Ceiling light. Two CHRs. Power points. Two front facing and one side facing UPVC double glazed windows with curtain rail. Fireplace.

Moving through a wooden door into:-

**KITCHEN 3.816M X 3.758M**

Lino flooring. CHR. Rear facing UPVC double glazed window. Ceiling light. Power points. Eye and floor level units. Hob. Select 920 double oven. Stainless steel sink with mixer tap. Wooden and glass eye level display units. Walk in storage cupboard. Built in fridge freezer. Washing machine.



Wooden door leads into:-

**UTILITY ROOM 2.787M X 1.962M**

Lino flooring. Single CHR. Electricity meter. Ceiling light. UPVC back door with frosted glass panel which leads out into the garden.

From the Utility room down three steps into:-

**BACK GARDEN**

Paved and gravelled. Wooden fence. Views over the hills in the distance. Small wooden shed. Garden wraps around the property. Driveway at the side of the property. Washing line. Wooden gate leads to side and front of the property.

Back into the Hall and through a wooden door into:-

**BATHROOM 1.748M X 2.457M**

Tiled flooring and walls. Bath. WC. Sink unit. Mixer shower with glass shower screen and handrail. Heated towel rail. Rear facing frosted glass UPVC window. Towel rail. CHR.

**BEDROOM 2 1.966M X 3.575M**

Carpeted. Ceiling light. Single CHR. Various power points. Rear facing UPVC double glazed window with looks out over the hills. Fitted blind. Fitted wardrobe which holds the boiler.

Kelloholm is situated a few miles north of Sanquhar on the A76. It offers some shops and a leisure centre/gym.



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Although believed correct these particulars are not so warranted. All measurements are for guidance only and not guaranteed.

No warranty is given to the efficient working order of heating and electrical appliances and kitchen equipment. These items must be accepted by the purchaser in their present condition.



Kirkconnel is nearby and is a former mining village in the north of Dumfries and Galloway, having a Railway Station on the Glasgow/Carlisle railway line with a change at Carlisle for London. There is a Pharmacy, Hotel, Public House, the usual tradesmen, Church, part-time veterinary surgeon and amateur football team.

Sanquhar (a few miles to the South) has a Primary School and an Academy taking pupils to Sixth Year Standard, bowling green, nine hole golf course, fishing, a good selection of shops, the oldest Post Office in Great Britain, public swimming pool, Bank, Police Station, Builders, Plumbers, Joiners, Slaters, Electricians, Garages, Filling Station, public Library, two Hotels and two cafes/tea rooms. An Arts and Crafts Centre opened recently in the High Street and houses art exhibitions, film shows and theatrical productions. A bus service runs between Dumfries and

Cumnock with stops in Kirkconnel. Public transport is therefore readily available for rail and bus passengers.

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