



Robert Wilson & Son
SOLICITORS & ESTATE AGENTS



85 ANDERSON STREET, KELLOHOLM, BY SANQUHAR, DUMFRIESSHIRE, DG4 6QP

Semi detached two storey dwellinghouse in a convenient residential location in Kelloholm, by Sanquhar. Immaculate condition. Has been modernised and renovated to a high standard. Sizeable garden which comprises the front, side and rear.

Accommodation comprises:-

- Entrance hallway
- Living room
- Kitchen with open plan conservatory
- Bathroom
- 3 bedrooms
- Fully double glazed
- Gas fired central heating
- Home report available.

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

EPC Ref = D

OFFERS OVER £74,000

Enter from Anderson Street up a paved path in the front garden which is laid out in gravel. Go up one step to the front door which is UPVC with frosted glass panels.

Entering into Entrance hallway which is carpeted. Ceiling light. Single CHR. Electric meter.

Through a wooden door with 15 glass panels into:-

LIVING ROOM **4.436M X 3.949M**

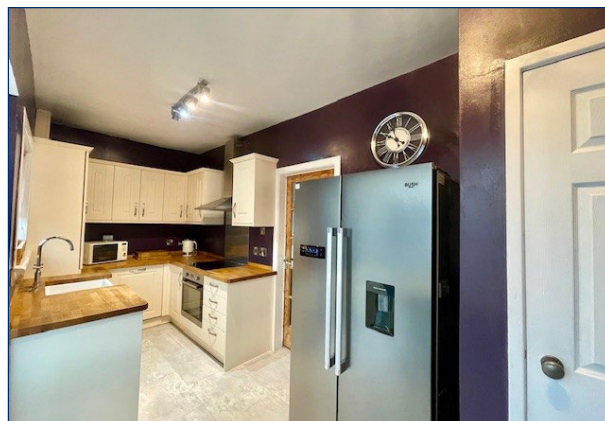
Carpeted. Ceiling light. Front facing UPVC double glazed window with fitted blind. Double CHR with cover. Power points. Woodburning stove.

Moving through a wooden door with 15 glass panels into:-

KITCHEN

1.979M X 5.181M

Open plan with built on conservatory. Lino flooring. Floor and eye level cupboard units. Lamona touch screen hob with single oven. Single CHR. Rear facing UPVC double glazed window with fitted blind. Built in storage cupboard. Integrated dishwasher and washing machine. Power points.



CONSERVATORY 2.494M X 6.265M (AT ITS WIDEST)

Polycarbonate roof with UPVC double glazed windows surrounding it with fitted blinds. heater. Ceiling light. UPVC double glazed patio doors leading out into rear garden.

From the conservatory go outside through the patio doors to:-

REAR GARDEN

Paved. Decked area. Garden shed. Garden is surrounded by a wooden fence.

Back through into entrance hallway and up the stairs which are carpeted. Single CHR. Smoke alarms. Hatch into loft. At the top of the stairs there is a rear facing UPVC double glazed window with fitted roller blind looking out on to the rear garden. Go straight through into:-

BEDROOM 1 2.145M X 3.055M

Carpeted. Ceiling light. Power points. Front facing UPVC double glazed window with fitted blind and curtains. Built in storage cupboard.

BEDROOM 2 1.998M X 3.252M

Carpeted. Ceiling light. Power points. Front facing UPVC double glazed window with fitted blind and curtains. Single CHR.

BATHROOM 1.867M X 1.779M

Lino flooring. Rear facing UPVC frosted double glazed window with fitted blind. Overhead shower unit with handheld shower head. Shower screen. Fitted mirror. Ceramic wash hand basin with WC. Velux window. Ceiling light. Heated towel rail.

BEDROOM 3 2.011M X 3.169M

Carpeted. Single CHR. Rear facing UPVC double glazed window with fitted blind and curtains. Power points. Ceiling light.



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

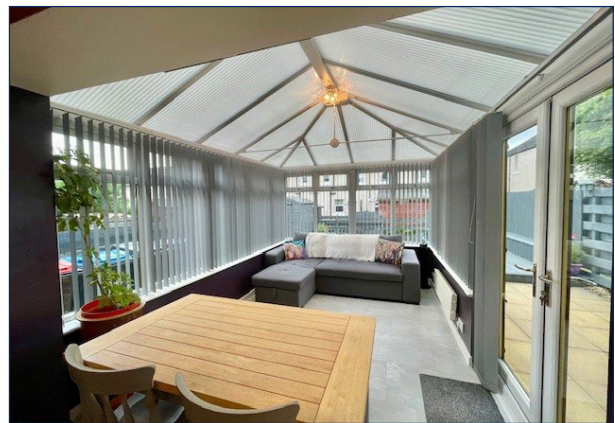
No warranty is given to the efficient working order of heating and electrical appliances and kitchen equipment. These items must be accepted by the purchaser in their present condition.



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

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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