



Robert Wilson & Son
SOLICITORS & ESTATE AGENTS



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

Semi detached two storey dwellinghouse in a convenient residential location in Kelloholm, by Sanquhar. Walk in condition. Sizeable garden which comprises the front, side and rear.

Accommodation comprises:-

- Entrance hallway
- Living room
- Kitchen
- Bathroom
- 2 bedrooms
- Dressing room
- 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 = C

OFFERS OVER £63,000

Enter from Anderson Street through a gate and up a paved path in the front garden which is laid out in gravel. Go up two steps to the front door which is UPVC with frosted glass panel.

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

Through a wooden door with two glass panels into:-

LIVING ROOM **4.197M X 4.030M**

Carpeted. Ceiling light. Front facing UPVC double glazed window with fitted blind, curtail rail and curtains.

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

KITCHEN

5.259M X 1.966M

Lino flooring. Ceiling spot lights. Lamona single oven with hob. Extractor fan. Floor and eye level cupboard units. CHR. Breakfast bar. Built in storage cupboard without door. Integrated fridge. Beko washing machine. Indesit fridge freezer. Cupboard housing boiler. Rear facing UPVC double glazed window with fitted blind. UPVC rear facing patio doors to the garden.



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

REAR GARDEN

Decking straight out from the patio doors. Rest of the garden is astro turf. Small paved area where wheelie bins are kept. Enclosed by wooden fence and has views out on to the field at the back. Goes round to a paved path which leads to the front garden.

Back through into entrance hallway and up the stairs which are carpeted. Wooden banister on the left hand side. Single CHR. Hatch into loft. Shelved storage cupboard. At the top of the stairs there is a rear facing UPVC double glazed window with fitted blind looking out on to the rear garden. Go to the left into:-

BATHROOM

1.671M X 3.285M

Tiled floor. Rear facing UPVC frosted double glazed window with fitted blind. Overhead shower unit with handheld shower head. Fitted mirror. WC. Bath. Wash hand basin. Heated towel rail. Ceiling light.

DRESSING ROOM

3.015M X 2.471M

Carpeted. Ceiling light. Power points.

BEDROOM 1

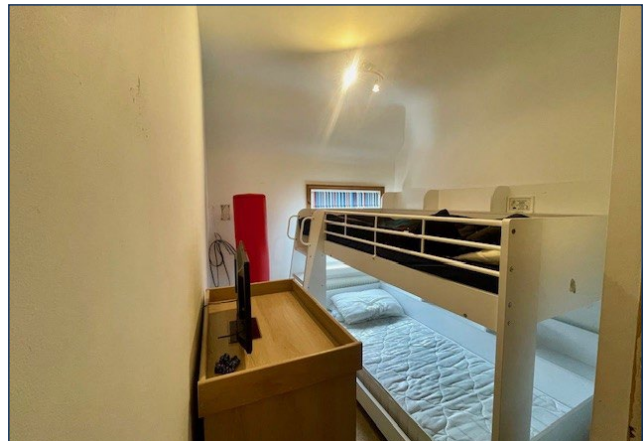
3.338M X 1.812M

Double CHR. Front facing UPVC double glazed window with fitted roller blind. Ceiling light. Power points.

BEDROOM 2

2.170M X 3.312M

Carpeted. Single CHR. Front facing UPVC double glazed window with fitted roller blind. Built in storage cupboard with clothes rail. Ceiling light.



ROBERT WILSON AND SON

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.

ROBERT WILSON AND SON

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.