



Robert Wilson & Son
SOLICITORS & ESTATE AGENTS



61 MAIN STREET, KIRKCONNEL, BY SANQUHAR, DUMFRIESSHIRE, DG4 6NE

Mid terraced upper floor flat with two shops in a convenient residential location in Kirkconnel. Sizeable rear garden with rear access to the property. Property in need of modernisation.

Accommodation comprises:-

- ENTRANCE HALL
- LIVING ROOM
- KITCHEN
- UTILITY ROOM
- 3 BEDROOMS
- GAS FIRED CENTRAL HEATING
- INTERLINKED SMOKE ALARMS
- LARGE REAR GARDEN

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

O.I.R £100,000

House EPC = E/F
Shop 1 EPC = B
Shop 2 EPC = A

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DUMFRIESSHIRE, DG4 6NE**

Entering from the Main Road through a UPVC door with frosted glass panel into:-

ENTRANCE HALLWAY CARPETED. CEILING LIGHT.

Straight up carpeted staircase. Power point. Wooden bannisters each side. At the top of the staircase is a CHR. Smoke alarm. Frosted glass window with net curtains looks into Utility Room.

To the right is:-

BEDROOM 1 4.048M X 3.086M

Carpet. Front facing wooden sash and case window with fitted blinds and curtains. Single CHR. Power points. Ceiling light.

Back into the entrance hallway to the left is:-

KITCHEN 1.766M X 3.017M

Lino flooring. Floor and eye level cupboards. Space for fridge and washing machine. Beko double oven with hob. Rear facing UPVC double glazed window with net curtain. Stainless steel sink unit. CHR. Power points.

Through into:-

UTILITY ROOM 3.234M X 2.017M

Carpet. Floor and eye level cupboards. Power points. CHR. Rear facing UPVC double glazed window.

Through a UPC back door with ornate frosted glass panel leads:-

OUTSIDE

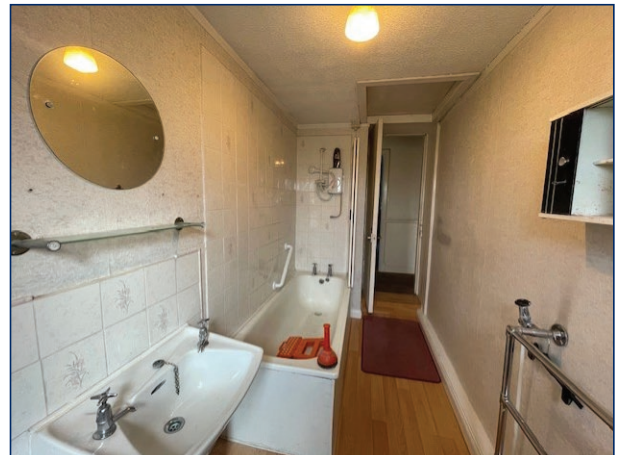
Down various steps into garden with grassed area, paved path right down to the bottom of the garden. Rear access. Dilapidated corrugated iron shed. Vegetable patch. Stone storage shed

Back into the entrance hallway into:-

BATHROOM 1.509M X 3.297M

Laminate wooden flooring. Bath with electric shower. Wash hand basin. WC. Frosted glass rear facing UPVC double glazed window with curtains. Heated towel rail. Mirrored vanity unit.

Moving through into:-



BEDROOM 2 **3.738M X 4.057M**

Carpeted. Electric fire. Front facing sash and case window. CHR. Ceiling light. Power points. Glass storage cabinet with cupboards.

Moving through the hallway is a rear facing UPVC double glazed window. Various power points. Meter (?). Telephone point. Straight ahead into:-

LIVING ROOM 3.951M X 5.074M

Laminate flooring. Stove with fireplace. Ceiling light. CHR. Various power points. Front facing wooden sash and case double glazed window with curtains.

Back into hallway through a door down 4 steps into_

BEDROOM 3 **3.157M X 3.427M**

Carpeted. Heater. Side facing UPVC double glazed window with roller blind. Small hatch to loft. Various power points.

Through into another adjoining:-

BEDROOM **3.534M X 2.440M**

Carpeted. Ceiling light. Various power points. CHR. Rear facing UPVC double glazed window with curtains.

Back downstairs into:-

SHOP 1 **5.486M X 3.021M**

Flooring. Front facing windows and door. Partition walls sectioning off 3 rooms. Back room with toilet.

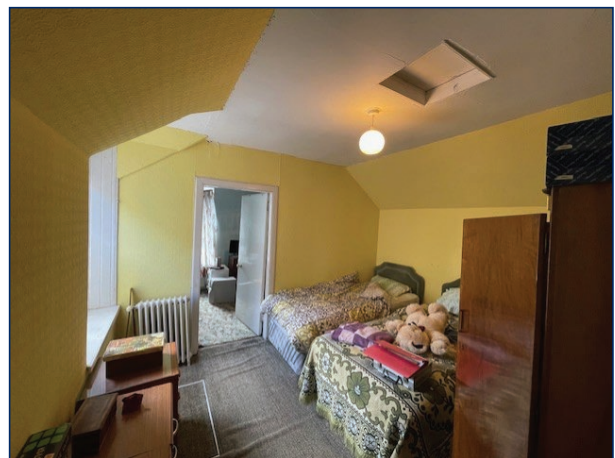
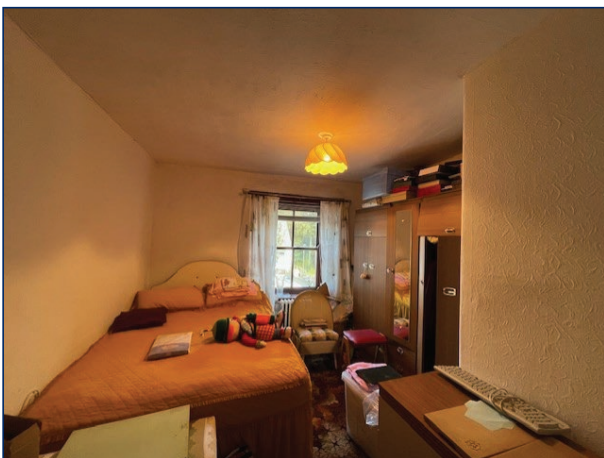
Through a small corridor into:-

SHOP 2

Large back and front rooms.

Kirkconnel 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 Shop, Pharmacy, Hotel, Public House, the usual tradesmen, 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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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.



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