



Robert Wilson & Son
SOLICITORS & ESTATE AGENTS



5 DUKE STREET, KIRKCONNEL, BY SANQUHAR, DUMFRIESSHIRE, DG4 6NQ

Terraced two storey dwellinghouse with close proximity to Kirkconnel Village Centre.

Accommodation comprises:-

- Entrance hallway
- Living room
- Kitchen
- Bathroom
- 2 bedrooms
- Rear garden
- 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: E

OFFERS OVER £70,000

Entering from Duke Street up one step through a UPVC front door with an ornate frosted glass panel into:-

ENTRANCE HALLWAY

3.055M X 1.162

Laminate wooden look flooring. Ceiling light. Double CHR. Smoke alarm. Power point. Cupboard housing electricity meter. Coat hooks.

Moving straight through into:-

KITCHEN

2.153M X 3.460M

Laminate wooden look flooring. Walk in storage cupboard. Floor and eye level cupboards. Ample power points. Oven with touch screen hob. Stainless steel sink unit. Ceiling light. Smoke alarm. Small single CHR. UPVC rear facing window. UPVC door with frosted glass panel leads to:-

REAR GARDEN

Front section is paved. Grass area with clothes line. Gravel path leading to the top of the garden. Fenced at both sides with gates and wall at the back backing onto the railway line.

Back through into Entrance Hallway entering through a wooden door with 15 glass panels into:-

LIVINGROOM

3.942M X 4.167M X CARPETED.

Ceiling light. Smoke alarm. Tiled marble look fireplace with wooden mantelpiece. Enclosed gas fire. Double CHR. Front facing wooden double glazed window. Cupboard underneath window housing gas meter. Power points.

Moving through into:-

BEDROOM 1

3.946M X 1.939M

Carpeted. Single CH. Rear facing UPVC double glazed window. Built in wardrobe with shelves and clothes hanging rail. Ceiling light. Power points.

Back to the Entrance Hallway and up the carpeted staircase with single wooden banister to the upstairs landing with single CHR. Straight into:-



BATHROOM

.530M X 1.373M

Tile look laminate flooring. Wall mounted mirror. Bath and a mains shower. Porcelain washbasin and WC. Fitted shelves. Ceiling light.

BEDROOM 2

4.481M X 4.707M

Carpeted. Ceiling light and ceiling spotlights. Double glazed rooflight. 2 rear facing UPVC double glazed windows. CHR. Power points. Storage cupboard housing the boiler. Further built in storage cupboard which runs the whole of the front of bedroom with doors at each end.

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

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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