



Robert Wilson & Son
SOLICITORS & ESTATE AGENTS



8 ANDERSON STREET, KELLOHOLM, BY SANQUHAR, DUMFRIESSHIRE, DG4 6QW

Spacious semi-detached bungalow in convenient location in Kelloholm near to the Kelloholm Primary School. Walk in condition. Sizeable garden which comprises the front, side and rear. Driveway provides off street parking.

Accommodation comprises:-

- Entrance hallway
- Sitting room
- Dining Kitchen
- Shower Rroom
- 2 bedrooms
- Fully double glazed
- Gas fired central heating
- Home report available.

Contact selling agents on 01659
50251 or 01848 330251 for an
appointment to view. Viewing
highly recommended.

EPC ref: C

OFFERS OVER £80,000

This spacious property enjoys a convenient location in Kelloholm close to Kelloholm Primary School. It benefits from gas central heating and is fully double glazed.

Entering from Anderson Street up a paved path up two steps through UPVC front door with two frosted glass panels and letterbox into:-

ENTRANCE HALLWAY **5.464M X 0.976M.**

Fitted carpet. Coat hooks. Small cupboard housing electricity meter. Ceiling light. Single CHR. Power points. Smoke alarm. Hatch into attic.

Going to your left into:

BEDROOM 1 **3.609M X 4.185M**

Fitted carpet. Ceiling light. Various power points. Double CHR underneath front facing UPVC double glazed window with fitted blinds and curtains.



Back into entrance hallway and go to the right into:-

SITTING ROOM **4.094M X 4.197M.**

Fitted carpet. Front facing UPVC double glazed window with fitted blinds and curtains. Ceiling light. Smoke alarm. Double CHR. 3 double power points.

Back into entrance hallway further left into:-

BEDROOM 2 **3.231M X 3.127M.**

Fitted carpet. Ceiling light. Double CHR underneath rear facing double glazed UPVC window with fitted blinds. Power points.

Back into entrance hallway and straight ahead into:-

SHOWER ROOM **1.990M X 1.946M.**

Linoleum flooring. Rear facing UPVC frosted glass double glazed window with fitted blind. Wash hand basin and WC. Mira advance electric shower with shower screen and handrail. Single CHR. Ceiling light.



Back into entrance hallway into:-

DINING KITCHEN

3.571M X 3.068M.

Linoleum flooring. Single CHR. Fitted kitchen with worktops, eye and floor level cupboards and drawers. Stoves double oven and hob. Two rear facing UPVC double glazed windows with fitted blinds. Stainless steel sink basin with mixer tap. Telephone point. Space for white goods. Integrated fridge and freezer. Various power points. Rear UPVC back door with frosted glass window. Central heating timer. Washing machine.

OUTSIDE

The rear garden is mainly laid out in grass with garden shed and some shrubbery to rear. Wooden fencing at either side and at the back. Path leads round from the rear garden to the front driveway. Outside tap. The front garden is laid out in grass beside a driveway.

Kelloholm has a doctor's surgery, Leisure Centre, Football Park, Primary School and some shops. Nearby Kirkconnel has a Pharmacist, Hotel, Village Hall and Church.

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 in the High Street houses art exhibitions, film shows and theatrical productions. A bus service runs between Dumfries and Ayr with stops in Kelloholm.



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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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