



Robert Wilson & Son  
SOLICITORS & ESTATE AGENTS



## **10 GLENWHARGEN AVENUE, KIRKCONNEL, BY SANQUHAR, DUMFRIESSHIRE, DG4 6PZ**

Spacious semi-detached bungalow situated within a residential development in Kirkconnel. Walk in condition. Sizeable garden which comprises the front, side and rear. Driveway provides off street parking. Accommodation comprises:-

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- KITCHEN
- UTILITY ROOM
- 2 BEDROOMS
- SHOWER ROOM WITH WC
- PARTIALLY FLOORED ATTIC
- 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. Viewing highly recommended.

**OFFERS OVER £95,000**

EPC Ref = C/D

This spacious property enjoys a convenient location in Kirkconnel. It benefits from gas central heating and is fully double glazed.

Entering from Glenwhargen Avenue where the front garden is a paved driveway with enclosed grass area to the right with some flowerbeds and shrubbery. Paved path leads from the front garden around the back.

Up five steps through a UPVC front door with ornate glass panel into:-

#### **ENTRANCE VESTIBULE** **10.913M X 1.331M**

Laminate flooring. Ceiling light.

Through a wooden door with two large glass panels and roller blind into:-

#### **HALLWAY**

Fitted carpet. Single CHR. Walk in storage cupboard which is

shelved and also houses the boiler. Hatch into the attic which is partially floored.

Through a wooden door with ornate glass panel on the left into:-

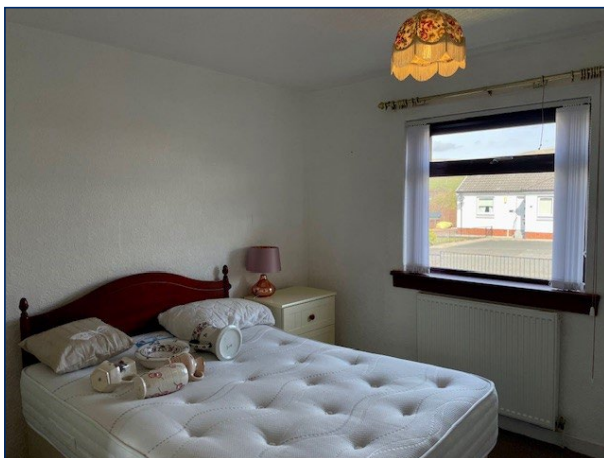
#### **LIVING ROOM** **4.583M X 3.081M**

4.583m x 3.081m. Fitted carpet. Two front facing UPVC double glazed windows with vertical blinds and side facing UPVC double glazed window with vertical blinds. Ceiling light. Two single CHRs. Gas fire with ornate wooden mantelpiece which is not connected to the gas supply.

Through a sliding glass door with fifteen glass panels leading into:-

#### **KITCHEN** **3.817M X 3.758M**

Laminate flooring. Double CHR. Fitted floor and eye level cupboard units with wooden look worktop and drawers. Double oven and hob. Integrated fridge freezer. Rear facing UPVC double glazed window with fitted blinds. Washing machine and



cooker both included in the sale. Stainless steel sink unit with mixer tap. Various power points. Large walk in shelved pantry (1.191m x 0.906m).

Moving through a glass door with fifteen glass panels into:-

**UTILITY ROOM** **2.803M X 2.090M**

Fitted carpet. Ceiling light. Single CHR. UPVC frosted glass back door with roller blind.

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

**BEDROOM 1** **3.111M X 3.433M**

Fitted carpet. Single CHR. Ceiling light. Front facing UPVC double glazed window with fitted blind. Power points.

Back into entrance hallway and go straight ahead into:-

**SHOWER ROOM**    **1.773M X 2.540M** (Includes Shower)

Laminate flooring. Rear facing UPVC frosted glass double glazed window with roller blind. Fitted bathroom units. Mirror. Porcelain wash hand basin and WC. Heated towel rail. Triton Seville electric shower with shower screen. Single CHR. Ceiling spotlights.

Moving into:-

**BEDROOM 2** **2.008M X 3.592M**

Fitted carpet. Single CHR. Ceiling light. Rear facing UPVC double glazed window with fitted roller blind. Power points. Walk in cupboard with shelf.

Walking on the paved path from the front garden to the rear garden through a wooden gate leads round to the rear garden which has a paved area, grassed, gravel at the bottom with a garden shed.

## OUTSIDE

The rear garden is mainly laid out in grass with garden shed. The rear garden also has a paved area and gravelled area. Wooden fencing around the garden with a wooden gate at the side. Path leads round from the rear garden to the front driveway.

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 Pharmacy, Hotel, Public House, the usual tradesmen, Church, part-time veterinary surgeon and amateur football team.

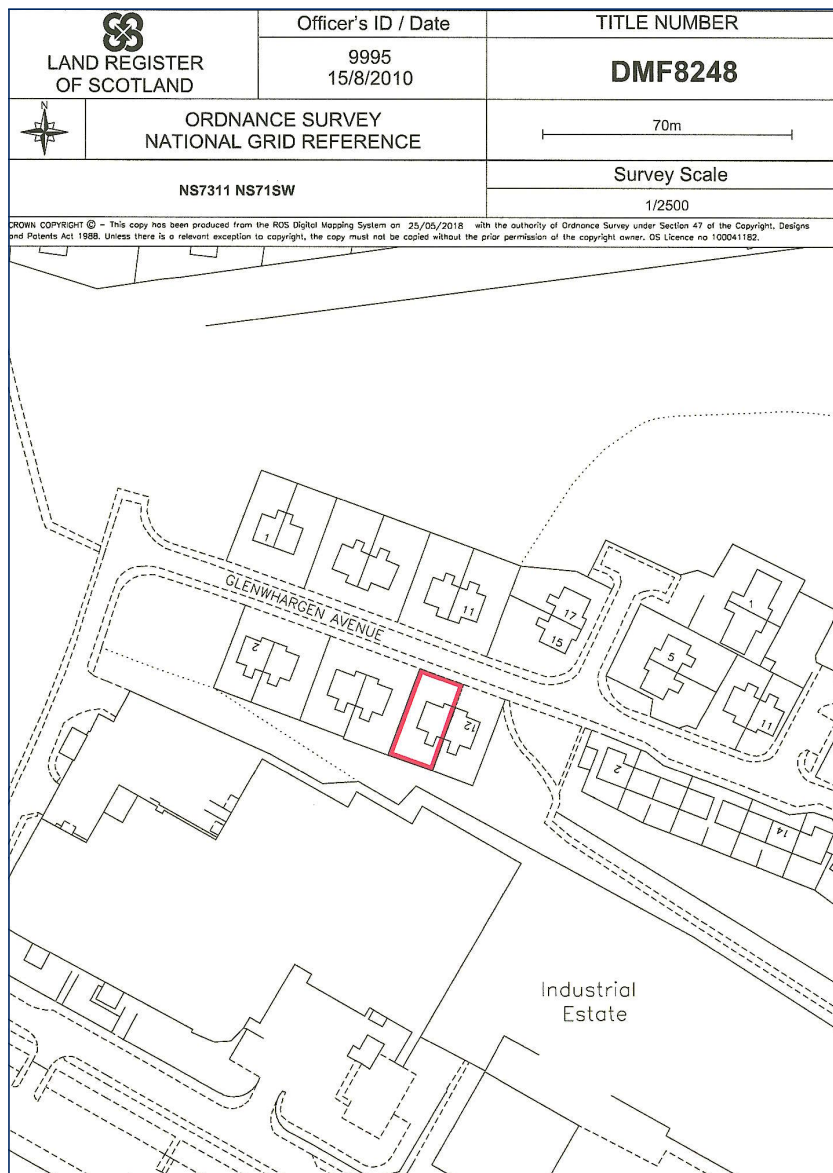
Nearby Kelloholm has a doctor's surgery, Leisure Centre, Football Park, Primary School and some shops.

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 and Kirkconnel.

**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.



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