



Robert Wilson & Son
SOLICITORS & ESTATE AGENTS



44 DRYBURN ROAD, KELLOHOLM, BY SANQUHAR, DUMFRIESSHIRE, DG4 6SL

Mid terraced two storey dwellinghouse in a convenient residential location in Kelloholm, by Sanquhar. Sizeable garden which comprises the front and rear.

Accommodation comprises:-

- ENTRANCE HALLWAY
- LIVING ROOM
- KITCHEN
- SHOWERROOM
- 3 BEDROOMS
- 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/D

Offers over £65,000

Enter from Dryburn Road through an iron gate down three steps to the paved path to the UPVC front door with ornate glass panels. Up two steps into:-

ENTRANCE HALLWAY

Carpeted. Ceiling light. Cupboard housing electricity meter. Power points.

Moving through a wooden door with two ornate glass panels to your left into:-

LIVING ROOM

3.644M X 4.316M

Carpeted. Wall lights and Ceiling light. Front facing UPVC double glazed window with fitted roller blind and curtains. Double CHR. Power points. Electric fire with wooden mantelpiece. Single CHR. Thermostat.

Moving through a wooden door into:-

KITCHEN

4.988M X 2.196M

Tiled flooring. Floor and eye level cupboard units. Single Beko oven with gas hob. Built in fridge freezer. Ideal Logi Combi Boiler. Rear facing wooden double glazed window. Stainless steel sink and mixer tap. Ceiling spot lights. Power points. Single CHR. UPVC door with frosted glass panel leads out into:-

REAR GARDEN

Down 5 steps there is a concrete area at the top of the garden, outdoor tap, close that runs between neighbouring property and this property. Greenhouse and wooden garden shed. Gravelled area. Washing line. At bottom of the garden there is a shrubbery.

Moving back through the Kitchen and Living room into entrance hallway and up the stairs which are carpeted, double wooden banister to Upstairs Landing. Loft hatch. Straight ahead into:-

SHOWER ROOM

1.951M X 1.712M

Linoleum flooring. Overhead and handheld electric shower. WC. Sink unit with cupboard underneath. Fitted mirror. Heated towel rail. Ceiling spot lights. Extractor fan. Rear facing UPVC double glazed frosted window.

Moving straight ahead into:-

BEDROOM 1

2.881M X 2.902M

Carpeted. Ceiling light. Power points. Single CHR. Front facing UPVC double glazed window with fitted blind and curtains. Built in cupboards one with shelves and one without.



Through to your right into:-

BEDROOM 2 **4.745M X 2.810M**

Carpeted. Ceiling light. Power points. Rear facing wooden double glazed window with fitted blind and curtains. Double CHR. Built in cupboard.

Moving through into:-

BEDROOM 3 **3.190M X 3.843M**

Carpeted. Single CHR. Two front facing UPVC double glazed window with fitted blind and curtains. Power points. Ceiling light. Built in cupboard with shelf, rail and coat hooks.

FRONT GARDEN

Neatly laid out garden with gravel. Slightly raised area. Completely secure with a wall around both sides.

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.



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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.

