



Robert Wilson & Son
SOLICITORS & ESTATE AGENTS

16 POLVEOCH TERRACE, KIRKCONNEL, SANQUHAR, DUMFRIESSHIRE, DG4 6LX

Well presented mid terraced single storey Cottage is situated in an established residential district within the village of Kirkconnel. Kirkconnell railway station is conveniently situated to the rear of the property. The property benefits from front and rear access.

The accommodation comprises:-

- ENTRANCE PORCH
- LIVING ROOM/DINING AREA
- HALLWAY
- BEDROOM
- SHOWER ROOM WITH WC
- KITCHEN
- FRONT GARDEN
- HOME REPORT AVAILABLE.

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

EPC = D

OFFERS OVER £65,000

Entering through a frosted glass UPVC front door into:-

ENTRANCE PORCH

1.423M X 1.173M

Tiled. Front facing UPVC double glazed window. Single CHR.

Moving from Entrance Porch into:-

LIVING/DINING ROOM

3.980M X 5.668M

Carpeted. Ceiling light. Two CHRs. Front facing UPVC double glazed window with curtain pole, curtains and fitted blind. Stove with accessories and basket. Various power points. Smoke Alarm. Floating shelves, TV unit and mirror are included. Also used currently as a dining area.

Moving through from the living/dining room into:-

HALLWAY

Carpeted. Hatch into attic. Single CHR. Velux ceiling window. Walk in storage cupboard which houses the boiler. Client has a full service history of the boiler from her ownership.

Moving through to your left into:-

BEDROOM

3.076M X 3.986M

Carpeted. CHR. Ceiling light. Rear facing UPVC double glazed window with fitted blinds and curtain rail. Ceiling light. Various power points. Fitted shelf unit. Wardrobe also included.

Moving through to your right into:-

SHOWER ROOM

1.333M X 3.232M

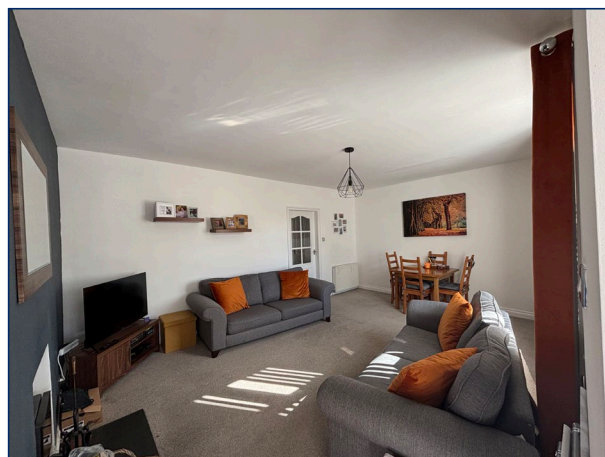
Tiled flooring and tiled walls. Heated towel rail. Wash hand basin. WC. Mains shower. Fitted mirrored wall cupboard unit. Fitted mirror. All bathroom furniture is included.

Moving through into:-

KITCHEN

2.632M X 2.826M

Tiled carpet flooring. Ceiling spotlights. Two rear facing UPVC double glazed windows. Gas hob, fan oven and extractor fan over the cooker hood. Fitted eye and floor level units. Stainless steel sink with mixer tap. Various power points. Space for white goods. CHR. UPVC back door with frosted glass panel. Electric meter is housed in a small storage cupboard. Washing machine, integrated dishwasher and cooker are all included.



OUTSIDE

The front garden has a paved and gravelled area. Woodstore and clothes drier are included. There is rear access to the property and a parking space.

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 Primary School, Pharmacy, Hotel, Public House, the usual tradesmen, Church, part-time and amateur football team. Nearby Kelloholm offers some shops and a leisure centre/gym.

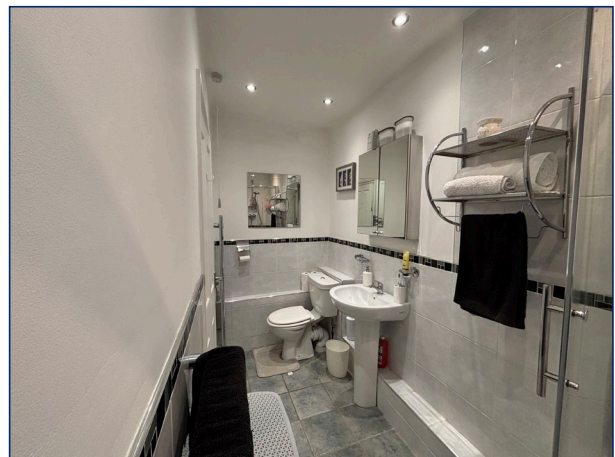
Sanquhar has a Primary School and an Academy taking pupils to Sixth Year Standard, bowling green, nine hole golf course, fishing, a good selection of shops, the oldest Post Office in Great Britain, public swimming pool, Police Station, Builders, Plumbers, Joiners, Slaters, Electricians, Garages, Filling Station, public Library, two Hotels and two cafes/tea rooms. A bus service operates between Dumfries and Cumnock. Drumlanrig Country Estate is also around

a 20 minute drive and offers varied attractions. Sanquhar Railway Station is on the Glasgow/Carlisle railway line with a change at Carlisle for London. Glasgow and its airport are just over an hour's drive away while Edinburgh can be reached in less than 2 hours.

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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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