



Robert Wilson & Son
SOLICITORS & ESTATE AGENTS

1 NEWINGTON COTTAGES, HOLYWOOD, DUMFRIES, DG2 0RA

2 bedroom semi-detached bungalow in a convenient semi-rural location. The property benefits from ample space at the front for parking and workshop area to the rear.

Accommodation comprises:-

- ENTRANCE HALL
- KITCHEN
- LIVINGROOM
- 2 BEDROOMS
- BATHROOM
- REAR PORCH
- HOME REPORT AVAILABLE.

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

EPC Ref = F

OIRO £120,000

Entering from the gravel driveway with plenty of space to park cars through a wooden front door with a glass panel into:-

ENTRANCE PORCH 1.408M X 2.308M.

Wooden single glazed windows. Linoleum flooring.

Through a wooden door with two frosted glass panels into

ENTRANCE HALLWAY 1.157M X 2.003M.

Carpeted. Dimplex electric night storage heater. Hatch into the attic. Electric meters.

Moving to the left into

BEDROOM 1 3.778M X 5.094M.

Carpeted. Shelved storage cupboard. Ceiling light. Various power points. Front facing UPVC double glazed window with fitted blinds and curtains. Dimplex electric night storage heater.

Moving back through the entrance hallway into



LIVINGROOM 3.117M X 3.858M (AT ITS WIDEST).

Carpeted. Dimplex electric night storage heater. Front facing UPVC double glazed window with fitted blinds and curtains. Tiled fireplace/mantle piece with wood burning stove. Ceiling light. Smoke alarms. Power points. From the living room a door leads into

BEDROOM 2 1.893M X 4.037M.

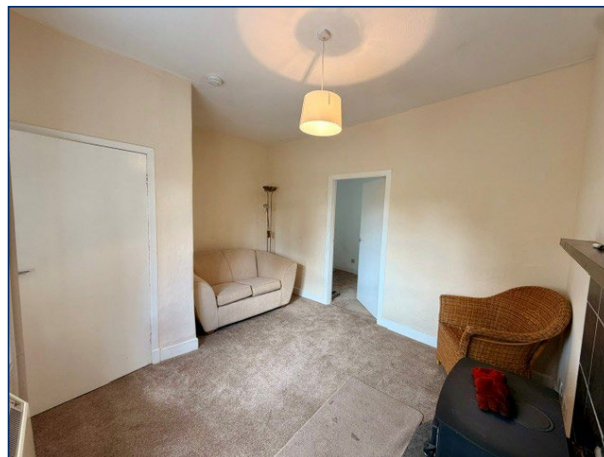
There is a door that leads into Bedroom 1. Carpeted. Dimplex electric night storage heater. Rear facing wooden double glazed window that looks into the shed. Power points.

Moving back through the livingroom and into

KITCHEN DINING ROOM 3.583M X 3.360M.

Linoleum flooring. Floor and eye level cupboard units. Single oven and hob. Fitted fridge freezer. Front facing UPVC double glazed window with fitted blinds. Dimplex electric night storage heater. Space for white goods. Power points.

Through the kitchen to



REAR PORCH

Tiled floor. Electric mat underfloor heating. Coat hooks. CHR.

BATHROOM

2.199M X 2.269M.

Tiled floor. Electric mat underfloor heating. CHR. WC. Fitted sink unit with storage cupboard underneath. Bath. Mains Mira Sport shower. Rear facing UPVC double glazed frosted windows.

OUTSIDE

Out the back is storage/workshop area. A door leads out round the side of the property to the front garden. The front garden has a gravelled area, grassed area with shrubbery and a vegetable patch. Plenty of room for parking cars.

Situated in a semi-rural location but well placed for access to all major road links and is a few miles from the A76 road heading towards Kilmarnock and Glasgow. The property is well placed for amenities including a variety of shops as well as primary and secondary schools. The surrounding area offers a wide range

of country pursuits including sailing, horse riding, mountain biking, fishing, golfing, bird watching, shooting and numerous coastal and woodland walks.

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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, any alarm systems or build in kitchen appliances. These items must be accepted by the purchaser in their present condition.

47 High Street & 109 Drumlanrig Street

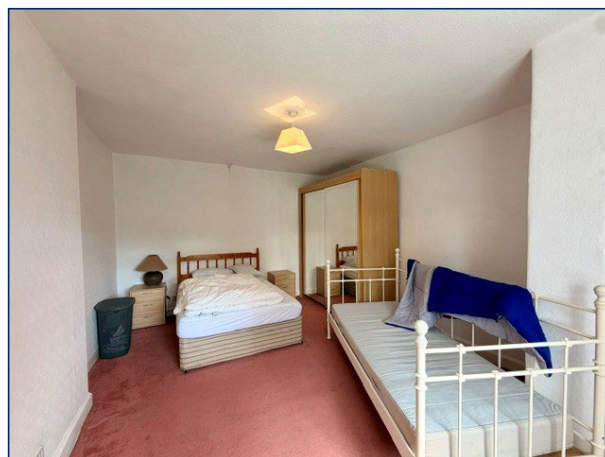
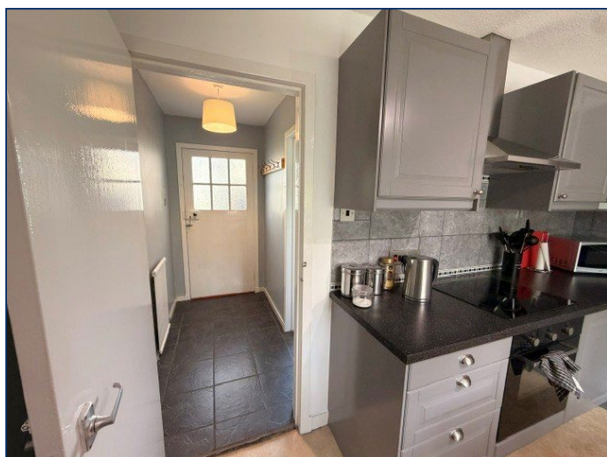
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