



Robert Wilson & Son  
SOLICITORS & ESTATE AGENTS



## **THE LAMPHOUSE, SCOTT STREET, KELLOHOLM, BY SANQUHAR, DUMFRIESSHIRE, DG4 6QT**

Cleverly converted detached bungalow in a convenient residential location in Kelloholm, by Sanquhar as shown on the attached location plan. Walk in condition. Sizeable garden which comprises the front, sides and rear.

- ENTRANCE HALLWAY
- OPEN PLAN LOUNGE/KITCHEN
- 2 BEDROOMS
- SHOWER ROOM
- FRONT, REAR AND SIDE GARDENS.
- OUTSIDE SECURITY LIGHTS.
- ELECTRIC HEATING
- HOME REPORT AVAILABLE.

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

EPC Ref = D/B

**OFFERS OVER £95,000**

At the front of the property is an area for parking several cars and further areas with gravel chips for low maintenance where recycling bins may be stored. Path surrounding property.

Entrance is at the side of the property by means of a UPVC front door with double glass panels into:-

**ENTRANCE HALLWAY AT ITS LONGEST AND WIDEST IS 4.611M X 2.130M.**

Laminate wood flooring. Ample power points. Hyco electric radiator with built in digital controls. Smoke alarm. Twin suspended ceiling lights. Hatch into loft with Ariston electric heater.

Door into:-

**OPEN PLAN LOUNGE/KITCHEN 5.067M X 3.846M.**

Laminate wood flooring. Eye level double glazed windows to the front and the side. Worktops, drawers and cupboards below. Lamona cooker with a three year Guarantee and four hobs/oven below. Smoke alarm. Extractor fan. Space for washing machine

and fridge/freezer. Hyco electric radiator with built in digital controls. Smart meter is yet to be installed but is intended to be located in a kitchen cupboard. Spacious living area with room for sofa, some living room furniture or dining table.

Off to the right of the hall into:-

**BEDROOM 1 3.688M X 2.723M.**

Carpeted. Ceiling light. Rear facing double glazed eye level window. Hyco electric radiator with built in digital controls. 10 power points. Thermostat.

Off to the right of the hall into:-

**BEDROOM 2 3.677M X 2.228M.**

Carpeted. Ceiling light. Rear facing double glazed eye level window. Hyco electric radiator with built in digital controls. 8 power points. Thermostat.

At the top end of the hall into:-



### **SHOWER ROOM**

**2.154M X 3.161M.**

Metallic grey. Heated towel rail. WC. Side facing frosted glass window. Respatex. Electric Triton T80 Easi Fit+ shower. Fitted shower screen with one end folding for access. Sink with mixer tap and two cupboards below. Further shelf for toiletries.

### **REAR GARDEN**

Laid out partly in grass and there is a drying area with 4 clothes poles. The garden is neatly enclosed with a 5/6 feet fence.

Kelloholm is situated a few miles north of Sanquhar on the A76. It offers some shops, takeaway and a leisure centre/gym.

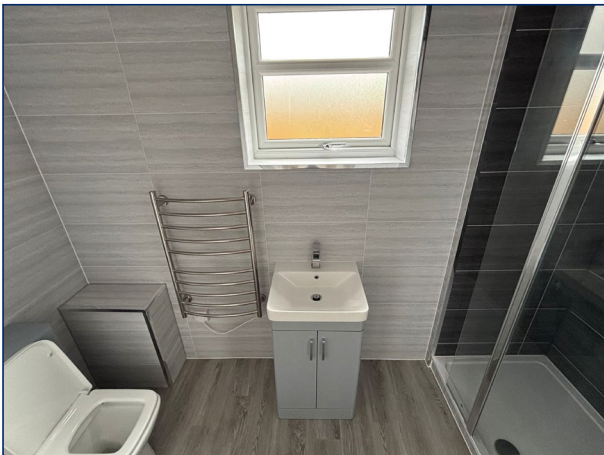
Kirkconnel is nearby and is a former mining village in the north of Dumfries and Galloway, having a Railway Station on the Glasgow/Carlisle railway line with a change at Carlisle for London. There is a Pharmacy, Hotel, Public House, takeaway, the usual tradesmen, Church and amateur football team.

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, 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.

### **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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