



Robert Wilson & Son
SOLICITORS & ESTATE AGENTS

1 ANDERSON STREET, KELLOHOLM, BY SANQUHAR, DUMFRIESSHIRE, DG4 6QW

Spacious semi detached two storey dwellinghouse in a convenient residential location in Kelloholm, by Sanquhar. Sizeable front and rear gardens. Public play area nearby.

- HALLWAY
- UNDER STAIR CUPBOARD
- LOUNGE
- DINING KITCHEN
- BATHROOM
- 3 UPSTAIRS BEDROOMS
- UPSTAIRS AIRING CUPBOARD
- FULLY DOUBLE GLAZED
- GAS FIRED CENTRAL HEATING
- OFF STREET PARKING TO THE REAR
- HOME REPORT AVAILABLE

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

EPC Ref = D/C

OFFERS OVER £90,000

Entering the property from Anderson Street going up the garden path to the side door which is PVC panelled and double glazed into:

HALLWAY

Carpeted. CHR. Ceiling light. Smoke alarm. Power point. Large under stair cupboard housing the fuse boxes and electricity meter.

Off the hallway facing you is a door leading into:-

LOUNGE 4.404M X 3.994M.

Solid floor (no covering). Ceiling light. Double CHR. Wooden fireplace surround with electric fire and slate hearth. Display shelf. 3 double power points. TV point. Telephone point. Smoke alarm. Smart meter. Front facing double glazed window with opening panels at the top, fitted blind, curtail rail and curtains.

Door through into:-

DINING KITCHEN 4.013M X 2.576M.

Linoleum flooring. "Brick wall" effect wallcovering. 6 ceiling spotlights. Smoke alarm. Eye and floor level cupboards one with a display window. Hotpoint cooker with oven, hob and extractor fan above with a light. Ample power points. Worktop surfaces. Space for washing machine and fridge freezer. Single drainer stainless steel sink with mixer tap overlooking the rear double glazed window with roller blind. CHR. Breakfast bar. Two useful cupboards one houses the Vaillant Eco Tec Pro 28 central heating boiler with shelves and the other cupboard has a louvre door with shelves which could be used as a pantry. PVC panelled and double glazed back door to the rear garden.



Back into the hallway through a door into:-

BATHROOM 1.509M X 2.562M.

Wash-hand basin built into a unit with shelves below. WC. Bath with a shower screen and an electric Triton Jade 3 shower over the bath. Wall tiling. Rear facing frosted glass double glazed window. Heated towel rail. Tiled floor. Ceiling light. Switch for the electric shower.

Carpeted staircase leads to the first floor with window overlooking the nearby public play park and towards the River Nith. Landing cupboard which could be used as an airing cupboard with three shelves. A hatch provides access to the upstairs loft. Eco bulb light. Smoke alarm.

Door on the left into:-

BEDROOM 1 2.395M X 3.114M.

Laminate wood flooring. CHR. Rear facing double glazed window which overlooks the large rear garden with fine views. Ceiling light. Power points. TV built in shelf.

BEDROOM 2 3.429M X 3.305M.

Carpeted. CHR. Rear facing double glazed window with attractive views over the Nith towards Sanquhar. Ceiling light. Power points.

BEDROOM 3 4.423M X 3.196M.

Carpeted. CHR. Ceiling light with corness effect around the top on the ceiling. Power points. Front facing double glazed window with fitted blind, curtains and curtain pole.



GARDEN

The front garden is laid out mainly in grass with a selection of shrubs/bushes. Surrounded by a timber fence with a path leading round to the rear of the house with a patio area at the rear where there is a space for wheelie bins. Old coal bunker/bin store. Steps leading down to a grassed area at the foot. Dilapidated garden shed. The rear garden also has a timber fence.

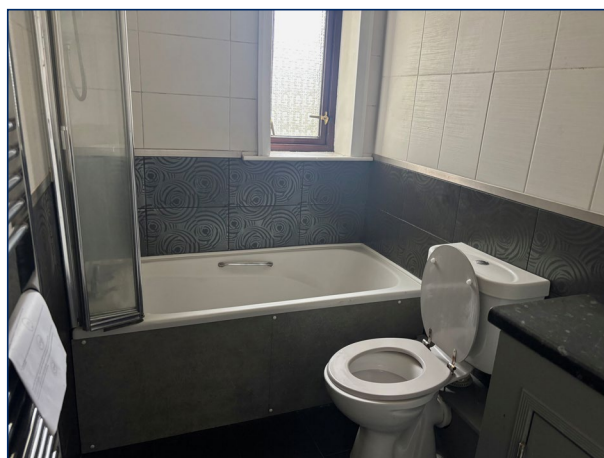
NOTE 1: A plan of the location of the property is attached.

NOTE 2: There is a servitude right for vehicular access over the area tinted blue on the attached plan.

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.

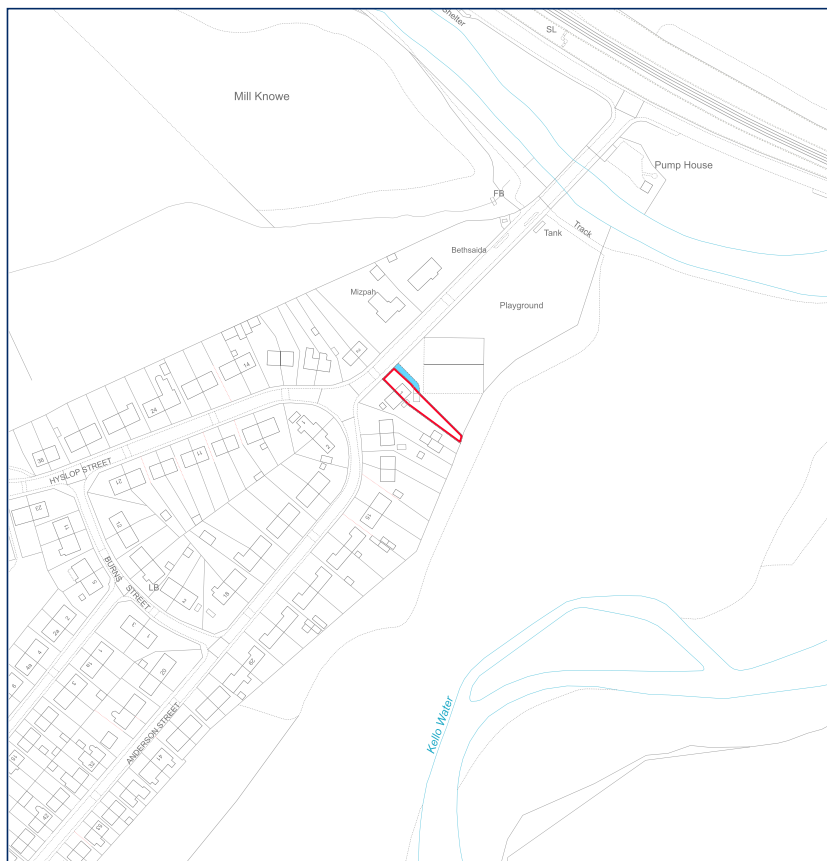
Sanquhar (a few miles to the South) has a Primary School and an Academy taking pupils to Sixth Year Standard, bowling green, nine hole golf course, fishing, a good selection of shops, the oldest Post Office in Great Britain, public swimming pool, Police Station, Builders, Plumbers, Joiners, Slaters, 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.



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