



Robert Wilson & Son
SOLICITORS & ESTATE AGENTS



12 TROSTON ROAD, KELLOHOLM, BY SANQUHAR, DUMFRIESSHIRE, DG4 6SS

Semi detached two storey dwellinghouse in a convenient residential location in Kelloholm, by Sanquhar. Sizeable garden which comprises the front, side and rear with private driveway. The property is currently tenanted and can be sold as a buy to let opportunity.

Accommodation comprises:-

- ENTRANCE HALL
- SITTING ROOM
- KITCHEN
- SHOWER ROOM
- 2 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.

OFFERS IN THE REGION OF £50,000

EPC Ref = C

Several steps up to the property entering in through a upvc front door with glass panel into entrance hallway. Carpeted. Ceiling light.

Going up the stairs which are carpeted with hand rail on your left hand side. Side facing UPVC window at the top of the stairwell. Hatch into attic.

Straight ahead into:-

BATHROOM 1.921M X 1.711M

Tiled. Single CHR. WC. Sink. Triton T80 Easy Electric Shower. Wash hand basin.

Moving through into:-

BEDROOM 1 2.948M X 2.920M

Fitted wardrobes with mirrors. Carpet. Double CHR. Power points. Rear facing UPVC double glazed window. Ceiling light. Enter into:-

BEDROOM 2 3.943M X 3.062M

Wooden floor. Carpeted. Double CHR. Front facing UPVC double glazed window. Fitted wardrobes with mirrors. Ceiling light. Power points.

LIVING ROOM 3.950M X 4.497M

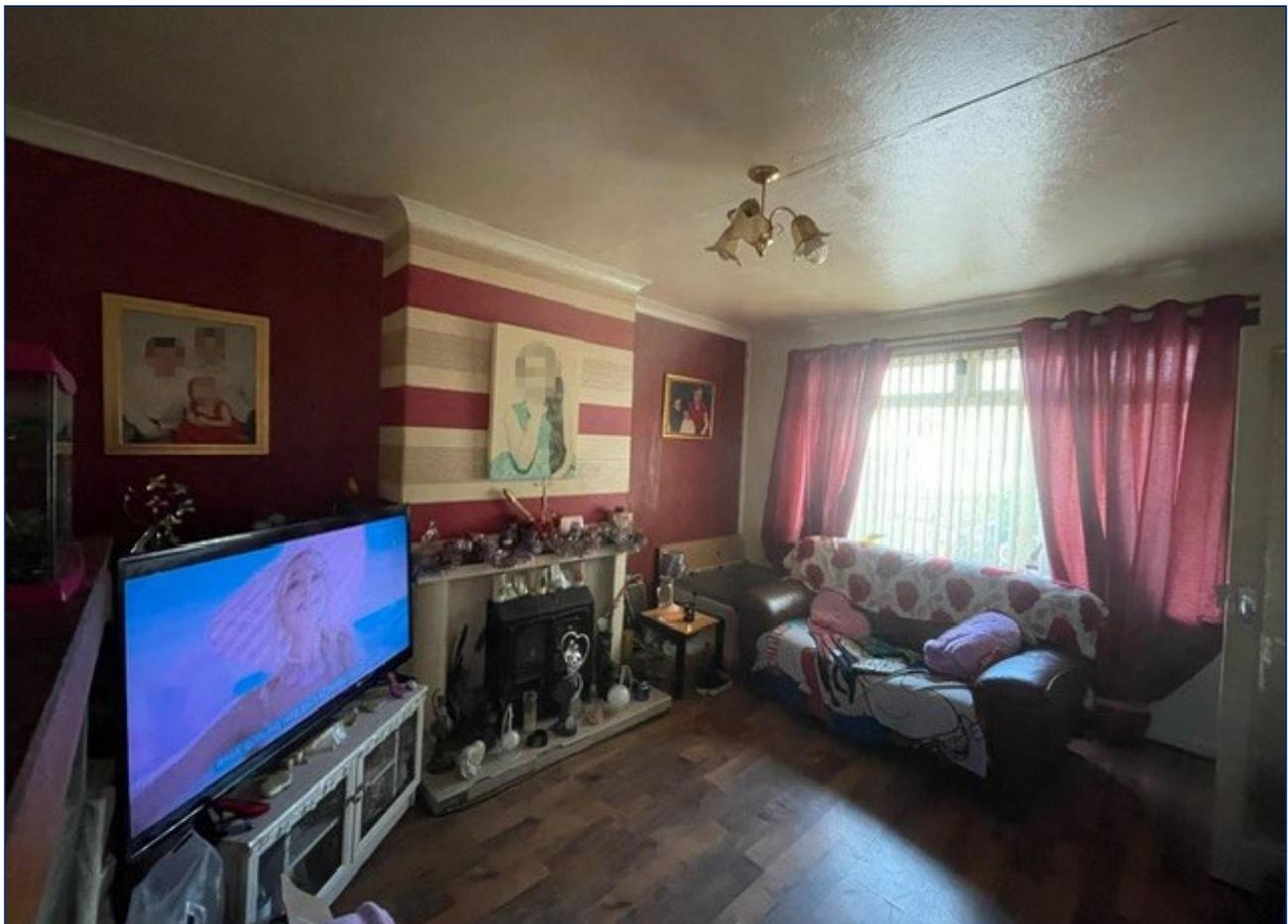
Wooden look laminate flooring. Ceiling light. CHR. Various power points. TV connection. Front facing UPVC double glazed window with fitted blinds. Mantle piece with fire place for decorative purposes, non operational.

Wooden glass panel door leads into:-

KITCHEN 2.208M X 4.969M

Lino flooring. Tiled splashback on walls. UPVC frosted glass back door which leads out to the side garden. Becko cooker with double oven and hob. Floor and a couple of eye level cupboards and shelves. New Worcestershire boiler. Single stainless steel sink. Various power points. Spaces for white goods. Single CHR. Built in storage cupboard.

Through two wooden doors with 15 glass panels into:-



CONSERVATORY

Polycarbonate roof with UPVC double glazed windows surrounding it. No door from conservatory into garden.

OUTSIDE

Out the back door from the kitchen down 5 steps. Garden surrounds the property. All gravel or paving stones. Shed with lock in rear garden. Driveway up to garage in the rear garden.

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.



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