



Robert Wilson & Son
SOLICITORS & ESTATE AGENTS



41 ANDERSON STREET, KELLOHOLM, BY SANQUHAR, DUMFRIESSHIRE, DG4 6QP

Semi detached two storey dwellinghouse in a convenient residential location in Kelloholm, by Sanquhar. Sizeable garden which comprises the front, side and rear.

Accommodation comprises:-

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

EPC Ref = D

O.R.I.O £72,000

Up one step through a UPVC double glazed front door with three glass panels, letterbox and door knocker into entrance vestibule. Carpeted. Coat hooks. Electricity meter.

Through a further glass panelled door into entrance hall. Carpeted. Ceiling light. CHR. Smoke alarm. Power points. Hatch into attic.

Going left into:-

LIVING ROOM 4.120M X 4.277M (AT ITS WIDEST)

Carpet. Ceiling light. Double CHR. Various power points. TV point. Front facing UPVC double glazed window with fitted blinds and curtains. Electric fire with marble look mantle piece. Alcove with a shelving unit.

Back into entrance hallway to the right through a wooden door into:-

BEDROOM 1

3.663M X 4.258M

Carpet. CHR. Power points. Front facing UPVC double glazed window with fitted blind and curtains. Ceiling light. Integrated shelved cupboard.

Back into entrance hallway to the right through a wooden door into:-

BEDROOM 2

3.290M X 3.230M

Carpeted. CHR. Rear facing UPVC double glazed window with fitted blind and curtains. Ceiling light. Power points.

Back into entrance hallway and straight ahead into:-

SHOWER ROOM

1.891M X 1.968M

Newly modernised. Vinyl flooring. Respatex walls. Walk in Mira Sport shower. WC. Sink unit. Rear facing frosted glass UPVC window. Towel rail. CHR.



Moving left through into:-

KITCHEN

3.713 X 3.211M

Fitted carpet tiles. Siemens fridge freezer. Floor and eye level cupboard units. Sharp washing machine. Two rear facing UPVC double glazed windows with fitted blinds. Hotpoint cooker with double oven. Kenwood toaster. Microwave. Strip ceiling light. Alarm system (unused). Stainless steel sink with mixer tap. Logic combi 30 boiler. UPVC back door with wo glass panels which leads into:-

CONSERVATORY

Polycarbonate roof with UPVC double glazed windows surrounding it. Fitted blinds. Carpet. Wall lights. Heater. Power points. UPVC double glazed door which leads out into garden.

OUTSIDE

Out the back door from the conservatory down 2 steps into the rear garden. Path leading from the front garden round the conservatory. Rest of the garden is grass. Wooden shed. Stone coal bunker. Clothes line for drying washing. Nice view over the hills in the distance. The front garden has a path leading from the front door to the gate and around the back of the property. Flower beds and grass area.

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



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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.



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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