



POLLOCK & MCLEAN



Solicitors for you and your family
Website – www.pollockmclean.co.uk

**THE BUNGALOW,
MAIN STREET, KIRKCONNEL, DG4 6LY**



Detached bungalow in need of some upgrading but offering spacious flexible accommodation set in elevated position within easy walking distance of the centre of Kirkconnel.

Accommodation: Lounge, Dining Room, Kitchen, 4 Bedrooms, Shower Room, Double Glazing, Gas Fired Central Heating, Workshop, Off road Parking, Garden.

OFFERS IN THE REGION OF £85,000

GENERAL

KIRKCONNEL LIES CLOSE TO THE DUMFRIESSHIRE/AYRSHIRE BORDER AND APPROXIMATELY AN HOURS DRIVE FROM GLASGOW. IT HAS ITS OWN PRIMARY SCHOOL, SPORT AND LEISURE CENTRE AND SHOPS. THERE IS SECONDARY SCHOOLING AT SANQUHAR. THE RAILWAY STATION OFFERS AN EXCELLENT LINK BETWEEN GLASGOW, DUMFRIES AND CARLISLE.

VIEWING

TELEPHONE THE SELLING AGENTS ON 01848 330207 FOR AN APPOINTMENT TO VIEW

THE ACCOMMODATION COMPRISES:-

Entrance Vestibule and Hallway

UPVC door with double glazed frosted glass panel to the entrance vestibule with carpet tiles. UPVC door with double glazed frosted glass panel to the main hallway. The hallway has telephone point, two central heating radiators and 1 x 13 amp power point.

Kitchen

10' 8" X 8' (Approximately)

Measurements do not include the open recess area to the rear which has UPVC door with double glazed frosted glass panel or the open pantry area with single glazed window. Single drainer sink unit. Double glazed window. Range of fitted work tops, base units and wall cupboards. Plumbed for washing machine. Carpet tiles. 5 x 13 amp power points. The fridge, freezer, cooker and washing machine are included in sale. The boiler is situated in this room. Door and step down to the dining room.



Dining Room

12' 7" X 12' 6" (At widest points)

Double glazed window. Blocked off fireplace with tiled hearth and surround. Telephone point. Carpet. Central heating radiator. TV aerial point. 2 x 13 amp power points.



Lounge

14' 6" X 12'

Double glazed windows to the front with views over the river and town to the hills beyond and one to the side. Fireplace with coal effect gas fire on tiled hearth and surround. Central heating radiator. TV aerial point. Telephone point. 6 x 13 amp power points.



Bedroom 1

12' 7" X 12' 3"

Double glazed windows to the front with views over the river and town to the hills beyond. Central heating radiator. Open fireplace (not in working order) on tiled hearth and surround. 4 x 13 amp power points. Carpet.



Bedroom 2
13' 6" X 12' 3"

Measurements do not include recess with double glazed windows to the front with views over the river and town to the hills beyond. Central heating radiator. Carpet. 2 x 13 amp power points.



Shower Room
8' 6" X 4' 11"

Open shower area with mains shower and laminate surround. Double glazed frosted glass window to the rear. WC and wash hand basin. Vinyl flooring. Central heating radiator.



Bedroom 3
14' 6" X 12' 9"

Double glazed windows to the rear. Blocked off fireplace. Central heating radiator. 4 x 13 amp power points. Fitted shelved cupboard. Carpet.



Workshop

Detached brick and slate roof workshop.



Outside

To the front there is a gate leading to a number of steps up to the front garden which is predominately laid in lawn with paved pathway to gravel area and the front door.

Bedroom 4
12' 3" X 8' 7" (Approximately)

Two alcove areas, one which is partially shelved. Double glazed window to the rear. Central heating radiator. Carpet. 2 x 13 amp power points.



There is vehicular and pedestrian access to the workshop and rear of the property. The rear is principally laid in concrete with flower bed to one side and raised flower beds to the other. Gravel pathway round one side of the property leads to the front garden.





This plan is not to scale and is intended for general illustrative purposes only.

Notes

1. Services: Mains water, electricity and drainage. Prospective purchasers are advised that the Selling Agents have not tested any of the services or any of the appliances to be included in the sale and accordingly prospective purchasers are advised to check the position for themselves prior to proceeding with an offer for the property.
2. A closing date for offers may be fixed and therefore it would be advisable for prospective purchasers to register their interest with the Selling Agents.
3. These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer.
4. Post Code DG4 6LY
Council Tax Band B
EPC= D
5. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement

**1 West Morton Street
Thornhill
DG3 5NE
Tel:- 01848 330207
Fax:- 01848 331600**

**61 High Street
Sanquhar
DG4 6DT
Tel:- 01659 50241
Fax:- 01659 50443**

**10 Buccleuch Street
Dumfries
DG1 2AH
Tel:- 01387 255666
Fax:- 01387 251115**
