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**5 BROOMKNOWE,
KIRKCONNEL, DG4 6NA**

PRICE REDUCED



Mid terraced cottage in elevated position offering spacious accommodation close to the centre of Kirkconnel.

Accommodation consists of: Living Room, Kitchen, 2 Bedrooms, Bathroom, Double Glazing, Gas Fired Central Heating, Gardens to front and rear.

OFFERS IN THE REGION OF £68,000

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.

DIRECTIONS

SEE ATTACHED MAP

VIEWING

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

THE ACCOMMODATION COMPRISES:-

Entrance Vestibule

Main door with frosted glazed panel and glazed panel above to entrance vestibule with laminate flooring and door to the main living room.

Living Room

14' 3" X 13' 3"

Spacious room with double glazed windows to the front. Feature brick wall. Two central heating radiators. Laminate flooring. This room is open plan to the staircase with large storage cupboard beneath. Telephone point. TV aerial point. 6 x 13 amp power points.



Kitchen

10' 4" X 9' 2"

Large range of work tops, base units and wall cupboards. Single drainer sink unit. Tile effect laminate flooring. Integrated 4 burner gas hob with oven below. Plumbed for washing machine and dishwasher. Double glazed window and UPVC door with double glazed panels to the rear garden. Hatchway to bedroom 1. 5 x 13 amp power points. The boiler is situated in this room.



Bedroom 1
10' 4" X 8' 4"

Double glazed windows to the rear. Central heating radiator. Natural wood flooring. 3 x 13 amp power points. Hatchway to kitchen.



Stair and Upper Landing

From the living room stairs lead to the main landing with 1 x 13 amp power and large storage cupboard. The stair and landing carpets are included in sale.

Bathroom
9' 4" X 6' 1"

Spacious bathroom with P shaped bath with Triton T80 shower electric shower unit above and tiled surround. WC and wash hand basin. Tiled flooring. Heated towel rail. Double glazed frosted glass window.



Outside

A shared stairway leads to the front of the property with the front garden laid principally in lawn. To the rear the garden overlooks the river Nith and is laid principally in paving. Garden shed included in sale. With regards to the rear garden: Number 5 has pedestrian access over number 6 and Number 3 and 4 Broomknowe have pedestrian access over number 5.

Bedroom 2
19' 7" X 10' 2"

Bright spacious room lit by double glazed windows to the rear with beautiful views over the village to the countryside beyond and double glazed velux window with fitted blind to the front. Partially coombed ceiling. Storage under the eaves. Freestanding double wardrobe and unit comprising drawer space, shelving and gantry cupboards may be included in sale by separate negotiation. Laminate flooring. Central heating radiator. 6 x 13 amp power points.



