



POLLOCK & MCLEAN



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**5 ST CONALS SQUARE,
KIRKCONNEL, DG4 6PH**



Mid terraced bungalow in good decorative order situated in quiet cul de sac within easy walking distance of the main street of Kirkconnel.

Accommodation consists of: Living Room, Kitchen, Bedroom, Shower Room, Loft Room, Double Glazing, Gas Fired central Heating, Garden.

GUIDE PRICE £52,000

GENERAL

KELLOHOLM LIES CLOSE TO THE DUMFRIESSHIRE/AYRSHIRE BORDER AND JUST OVER 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 IN KIRKCONNEL 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 Hallway

UPVC door with double glazed decorative frosted glazed panel to the main hallway. Wood effect laminate flooring. Central heating radiator.

Living Room

17' 2" X 13' 2"

Spacious room with blocked off fireplace on marble hearth. Wood effect laminate flooring. TV aerial point. Cornicing. 3 x 13 amp power points. Telephone point. Central heating radiator. Double glazed window to the rear with deeps et sill and fitted blind. Two wall lights. Storage cupboard which is partially shelved and has 2 x 13 amp power points. Door to the kitchen



Kitchen

7' 10" X 7' 8"

Modern kitchen with a wide range of work tops, base units and wall cupboards. Tiled splashback. Ceramic sink drainer sink unit. Double glazed window to the rear garden with fitted roller blind. Vinyl flooring. Stainless steel extractor fan. 4 x 13 amp power points. Heated towel rail. Alcove. UPVC door to the rear garden.



Shower Room

9' 4" X 3' 5"

Shower area with electric shower unit and laminate surround. WC and wash hand basin with shelved cupboard below. Vinyl flooring. Double glazed frosted glass window with deep set sill and roller blind. Electric towel rail.



Bedroom 1

12' 9" X 10' 5"

Double glazed window to the front with fitted blind and deep set sill. Central heating radiator. Wood effect laminate flooring. TV aerial point. 4 x 13 amp power points. Cornicing.



Off the main hallway a door opens to a step ladder to the loft room.

Loft Room

18' 4" X 17' 1" (At Widest points)

Coombed ceilings. The boiler is in this room. Double glazed Velux window with views to THE fields and hills beyond. Fitted carpet. Strip light. 4 x 13 amp power points.



View from the loft



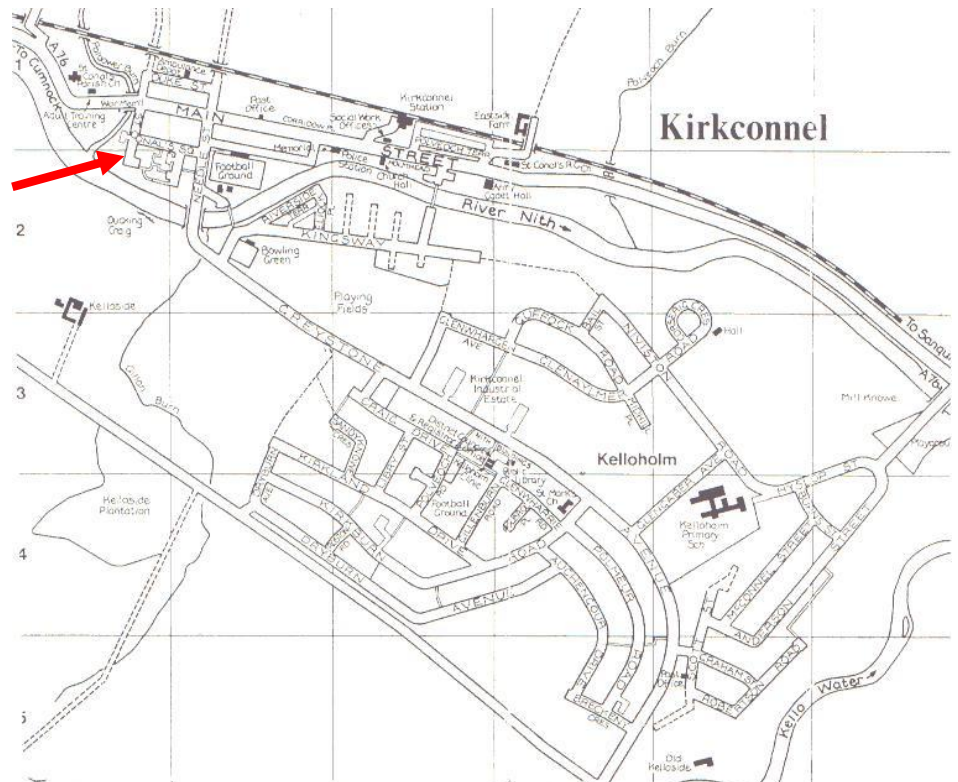
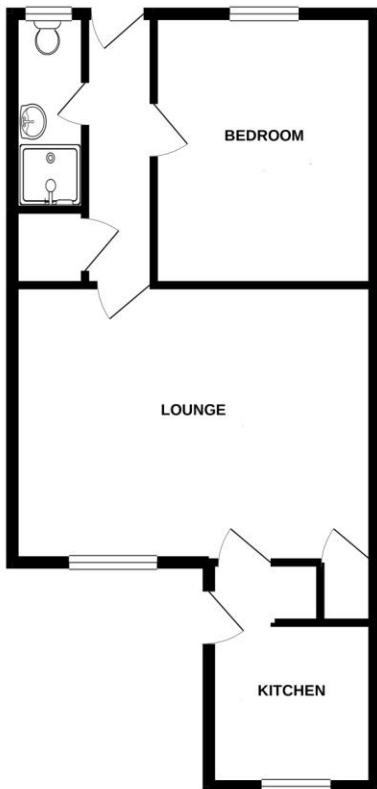
Garden

To the rear is a beautifully laid out garden which backs onto local park and stream with views to the countryside beyond. The garden is principally laid in grey chips with an area laid in astro turf. Garden shed included in sale.



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 6PH
Council Tax Band A
EPC= D
5. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement



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

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