



**POLLOCK & MCLEAN**



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Website – [www.pollockmclean.co.uk](http://www.pollockmclean.co.uk)

**25 MAIN STREET,  
LEADHILLS, ML12 6XP**



Mid terraced cottage situated close to the centre of this picturesque historical village of Leadhills, nestling in the Lowther Hills yet only a few minutes drive from the main M74 North/South motorway.

Accommodation consists of: Living Room, Dining Kitchen, 3 Bedrooms, Bathroom, Double glazing, Electric Heating, Gardens to front and rear.

**OFFERS OVER £90,000**

## GENERAL

Leadhills is a former Lead mining Village situated in the Lowther Hills. It is a good centre for outdoor pursuits and lies approximately 6 miles from the M74 Glasgow – Carlisle motorway. Glasgow can be reached within one hour by car. The Village has a General Store, Hotel, Primary School (Secondary schooling at Biggar) and a church. There is a travelling Bank service and a travelling public Library service.

## VIEWING

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

## THE ACCOMMODATION COMPRISES:-

### Entrance Vestibule

4 steps up to the front garden which is principally laid in gravel. Main door to the entrance vestibule with vinyl tile effect flooring. Door to the living room.

### Living Room

**13' 5" X 12' 1" (At widest points)**

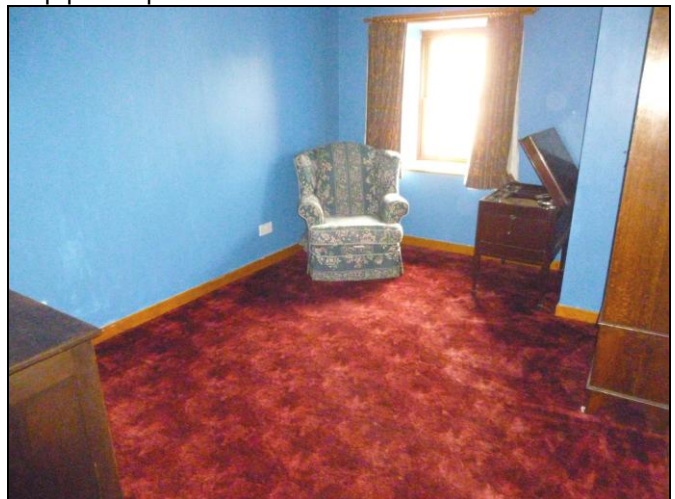
Measurements include a large under stairs cupboard. A feature of this room is the multi fuel stove inset on sandstone hearth. Double glazed window to the front with deep set sill. Electric radiator. TV aerial point. 5 x 13 amp power points. Fitted carpet. Door through to the rear hallway.



### Bedroom 1

**13' 3" X 9' 5"**

This room would be equally suitable as a bedroom or an additional lounge. Double glazed window to the front with deep set sill. Fitted carpet. 4 x 13 amp power points.



### Rear Hallway

Spacious rear hallway with 2 x 13 amp power points, telephone point, fitted carpet and electric radiator. Walk-in cupboard with its on light. Hatchway with pull down ladder to the loft which is fully insulated and partially floored and houses the hot water tank.

### Dining Kitchen

**11' 9" X 9' 10"**

Spacious dining kitchen with a range of work tops, base units and wall cupboards. Tiled splashback. Single drainer sink unit. Washing machine included in sale. Electric radiator. Tile effect vinyl flooring. 6 x 13 amp power points. Double glazed sliding door and panel to the side leading to the rear garden.



**Bathroom****9' 11" X 6' 6"**

Bathroom with bathroom suite consisting of bath with tiled surround and electric shower unit above, WC and wash hand basin. Fitted carpet. Electric radiator. Double glazed frosted glass window.

**Stairs and Upper Landing**

From the rear hallway stairs lead to the upper landing with fitted carpets included in sale. The upper landing has an attractive arched double glazed window with deep sill.

**Bedroom 2****11' 9" X 8' 9"**

Double glazed Velux window with views over the village to the hills beyond. Fitted carpet. 4 x 13 amp power points. Coombed ceilings.

**Bedroom 3****11' 9" X 9' 10"**

Double glazed Velux window with views over the village to the hills beyond. Fitted carpet. 4 x 13 amp power points. Coombed ceilings.

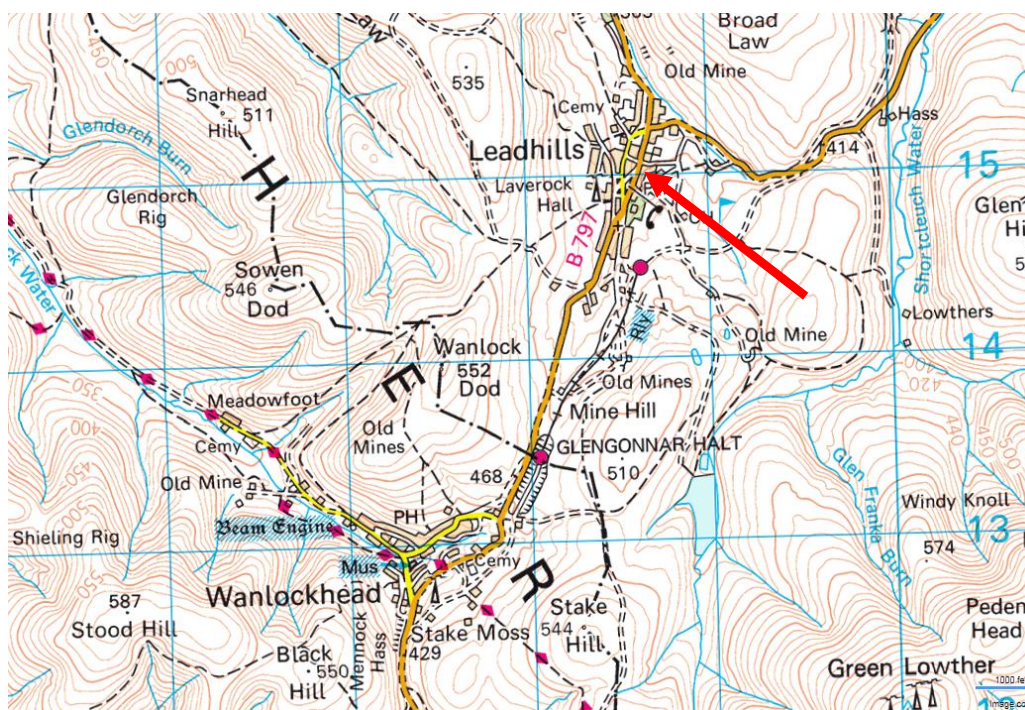
**Outside**

To the rear of the property is a paved area with a number of steps up to the elevated garden which is principally laid in lawn with views over the houses to the surrounding countryside.





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



### Notes

1. Services: Mains water and electricity. Drainage to a septic tank. 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 ML12 6XP  
Council Tax Band B  
EPC= F
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**  
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**Sanquhar**  
**DG4 6DT**  
**Tel:- 01659 50241**  
**Fax:- 01659 50443**

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**Dumfries**  
**DG1 2AH**  
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**Fax:- 01387 251115**