

12 Glenwhargen Avenue, Kelloholm, DG4
6PZ

Offers Over £90,000



Spacious and modern semi-detached two bedroom bungalow with Gas Central heating, Double Glazing, ample off street parking and gardens.

Situated in Kelloholm which lies close to the Dumfriesshire/Ayrshire border and just an hour from Glasgow. It has its own Primary School,

Sports & Leisure Centre and shops. There is a secondary School in Sanquhar and the Railway Station in Kirkconnel which offers excellent rail links between Glasgow, Dumfries and Carlisle.



POLLOCK & MCLEAN
SOLICITORS FOR YOU AND YOUR FAMILY



Pollock & McLean
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Measurements (all approx.)

Entrance vestibule – 1.26m x 0.93m
 Study/Utility – 2.81m x 2.20m
 Bedroom 2 – 3.59m x 2.03m

Living Room – 4.61m x 3.03m
 Conservatory – 4.55m x 2.93m
 Bathroom – 2.42m x 1.69m

Kitchen - 3.76m x 3.75m
 Bedroom 1 – 3.45m x 2.55m



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. All photographs have been taken using a wide angled lens.



Accommodation comprises:

- Entrance vestibule, entrance hall with built-in cupboard with shelves, loft hatch, doors to bedrooms, bathroom and living room.
- Living room with wood and coal burner with stone mantel and tiled hearth, two windows to the front and one to the side.
- Modern fitted kitchen with wall and base units, sink with pull out kitchen tap and left hand drainer, Potterton boiler, washing machine, fridge/freezer, gas cooker and microwave included in sale, built-in pantry and window to rear.
- Study/utility room which could be used as a dining room with window and doors leading to conservatory.
- Spacious conservatory with double glazed windows overlooking the garden, wood burning stove, tiled floor and door to garden.
- Master bedroom with window to front and fitted wardrobes with hanging rail and shelves.
- Bedroom two is a single to the rear with window looking into the Conservatory, built-in wardrobe with hanging rail and shelf.
- Modern bathroom with W. C., wash hand basin with mixer tap and under storage, bath with shower, fully tiled and window to rear.
- The front of the property has ample off street parking, to the side there is a shed, wood store and workshop with power. To the rear there is a decking area, lawn, paved area and clothes poles.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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