

45 Anderson Street, Kelloholm, DG4 6QP

Offers Over £80,000



Deceptively spacious and modern three bedroom semi-detached house with Gas Central heating, Double Glazing, off street parking and gardens. Situated in Kelloholm which lies close to the Dumfriesshire/Ayrshire border and just an hour from Glasgow. Kelloholm has its own Primary School, Sports and Leisure Centre and a selectin of shops. There is a secondary School in Sanquhar and the Railway Station in Kirkconnel offers excellent rail links between Glasgow, Dumfries and Carlisle.



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Pollock & McLean
41 Castle Street
Dumfries
DG1 1DU



Measurements (all approx.)

Living Room – 4.53m x 3.99m
Bedroom 1 – 4.19m x 3.86m
Bedroom 3 – 3.29m x 2.15m

Kitchen – 5.21m x 1.98m
Bathroom – 3.18m x 1.71m

Sitting Room – 4.19m x 3.91m
Bedroom 2- 4.27m x 3.01m

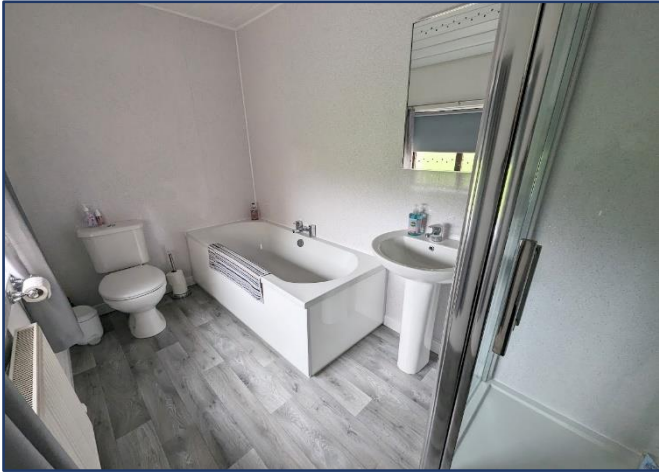


These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken using a wide angled lens.



Accommodation comprises:

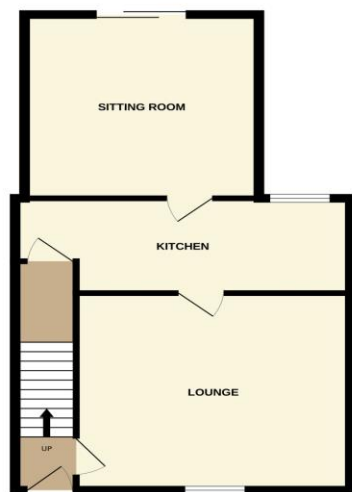
- Entrance hall, electrics, stairs to first floor and door to kitchen.
- Good size living room with window to front, door leading to kitchen.
- Modern fitted kitchen with wall and base units. Sink and vegetable preparation with left hand drainer and mixer tap. Integrated electric oven and 4 ring gas hob with extractor fan. Window to rear. Part tiled. Built-in cupboard with shelves and housing boiler. Extractor fan.
- Bright and spacious sitting room with patio doors to garden.
- Stairs to first floor with hand rail and banister. On the landing there is a loft hatch and door to 3 bedrooms and bathroom.
- Master bedroom which is a good size room with window to rear. The wardrobe, drawers and bedside cabinets can be purchased by separate negotiation.
- Modern fitted bathroom with W. C., wash hand basin with mixer tap, bath with mixer tap and shower cubicle. New flooring. Window to rear. Part splash back.
- Bedroom two is a double bedroom with window to the front and double door built-in wardrobe with hanging rail and shelf.
- Bedroom 3 is a single bedroom with window to front. Built-in wardrobe with hanging rail and shelf.
- Easily maintained gardens. Paved driveway for off street parking and stone chips to front. Gate at the side giving access to rear. Patio area, shed, outside tap and decking area.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with floorplan 02/2024