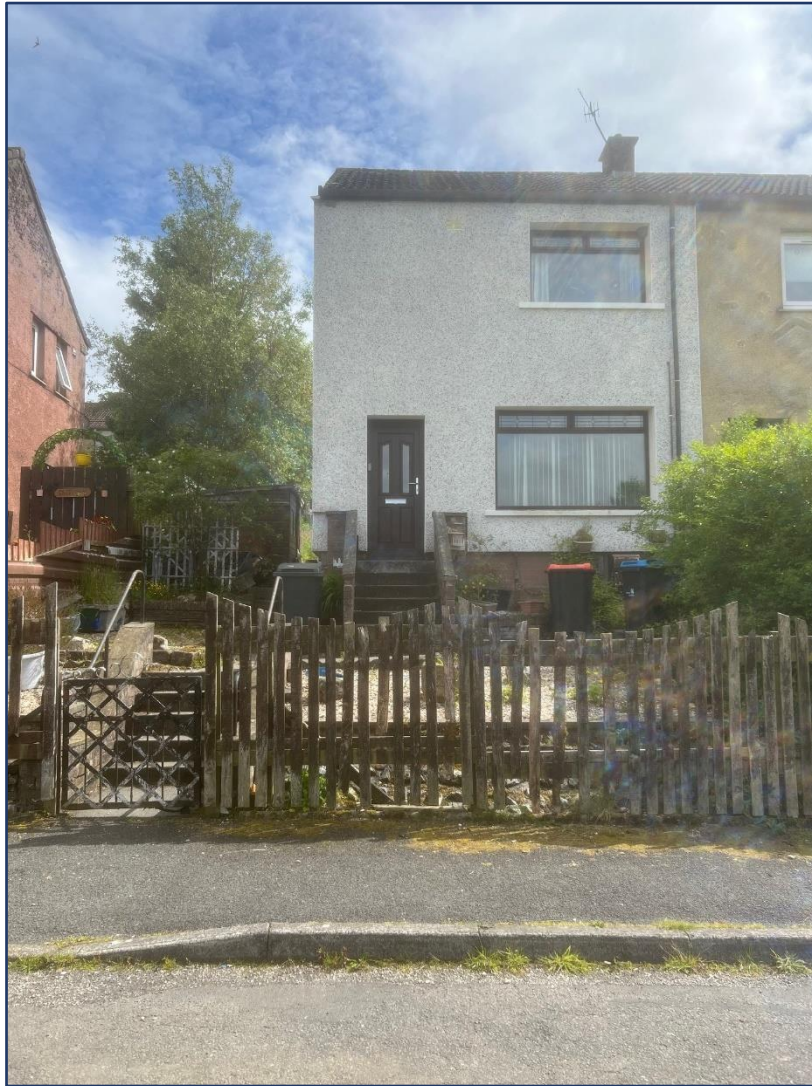


41 Birkburn Road, Kelloholm, DG4 6SE

Offers Over £42,500



Good size two bedroom end-terraced house with Gas Central heating, Double Glazing 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 selection of shops.

There is a secondary School in Sanquhar and the Railway Station in Kirkconnel offers excellent rail links between Glasgow, Dumfries and Carlisle.

In need of some upgrading and modernisation but would be ideal for a first time buyer or as a buy-to-let investment.



POLLOCK & MCLEAN
SOLICITORS FOR YOU AND YOUR FAMILY



Pollock & McLean
41 Castle Street
Dumfries
DG1 1DU



Measurements (all approx.)

Living Room – 4.3m x 3.9m
Bedroom 1 – 3.56m x 2.9m

Kitchen – 3.6m x 2.2m
Bedroom 2 – 3.96m x 3.5

Bathroom – 1.8m x 1.6m



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 with door to living room and stairs to first floor. Cupboard housing electrics.
- Living room with large window to the front. Gas fire with marble hearth. Door to kitchen.
- Fitted kitchen with wall and base units, sink with left hand drainer. Window to rear. Plumbed for washing machine. Rear hallway with two built-in storage cupboards and door to rear garden.
- Stairs to first floor with handrails. On the landing there is a loft hatch and window to side. Doors to 2 bedrooms and bathroom.
- Bathroom with W. C., wash hand basin and with shower. Part tiled. Window to side.
- Bedroom one rear facing with window overlooking the garden. Built-in cupboard with shelves.
- Bedroom 2 is front facing with large window. Built-in cupboard housing boiler and with shelves.
- Front garden and large rear garden with greenhouse and shed.



