

23 Polveoch Terrace, Kirkconnel, DG4 6LX

Offers Around £92,000



Delightful mid terraced two bedroom house. Benefits from gas central heating, double glazing, off street parking, garage and gardens. Kirkconnel lies close to the Dumfriesshire/Ayrshire border and approximately an hour's drive from Glasgow. It has its own Primary School, Sport and Leisure centre and shops. There is Secondary Schooling at Sanquhar. The railway station offers an excellent link between Glasgow, Dumfries and Carlisle.

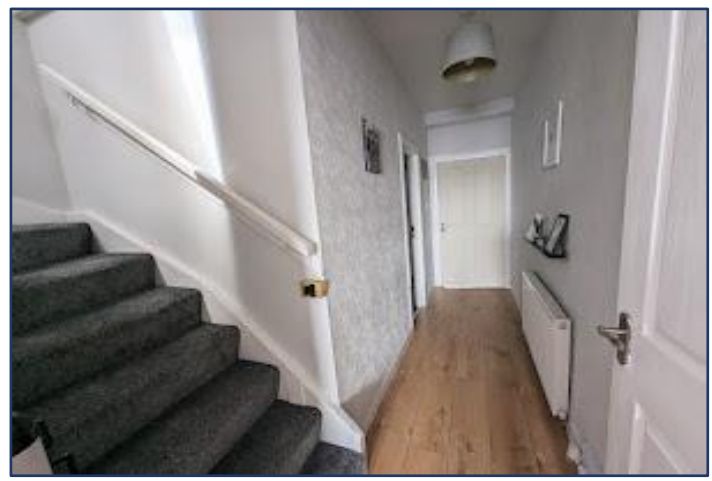


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Measurements (all approx.)

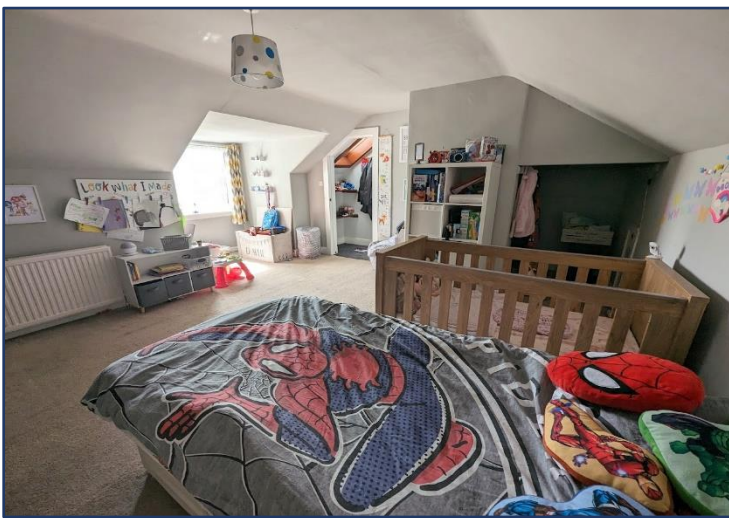
Entrance vestibule – 1.46m x 1.18m
 Rear Hallway – 4.09m x 1.01m
 Bedroom 2 – 5.59m x 4.97m

Living Room – 5.95m x 3.98m
 Shower room – 2.99m x 1.46m
 Garage – 5.95m x 3.00m

Bedroom 1 – 3.94m x 3.16m
 Kitchen – 3.64m x 2.74m



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 with window overlooking the garden and door to living room.
- Spacious living room/diner with window to the front. Wood burning stove with tiled hearth and wooden mantel. Understairs cupboard with shelves. Doors to rear hall and bedroom 1.
- Bedroom 1 which is a good double bedroom with window to rear.
- Rear hallway with door to bathroom, kitchen and stairs to first floor.
- Modern fitted bathroom with W. C., wash hand basin with mixer tap, bath with Mira Advance shower. Fully splashback, heated towel rail and extractor fan.
- Kitchen with wall and base units, sink and a half with mixer tap and left hand drainer. Space for washing machine, cooker, fridge and freezer. Window to rear and door to rear. Built-in cupboard with electrics.
- Stairs to first floor with hand rail. On the landing there is a Velux and window and shelves.
- Bedroom 2 is a bright and spacious bedroom with bay window to front. Double door built-in cupboard a further cupboard housing electrics.
- Front garden has a patio area, lawn stone chips and shrubs. Off street parking to the rear.
- Further garden ground with garage. Garage with up and over door and two windows to the rear. Laid to lawn with some plants and shrubs. Shared path at the side.

