

4a St Conals Square, Kirkconnel, DG4 6PH

Offers Over £65,000



Delightful end terraced two bedroom house. Benefits from gas central heating, double glazing, 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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Pollock & McLean
41 Castle Street
Dumfries
DG1 1DU
01387 255414



Measurements (all approx.)

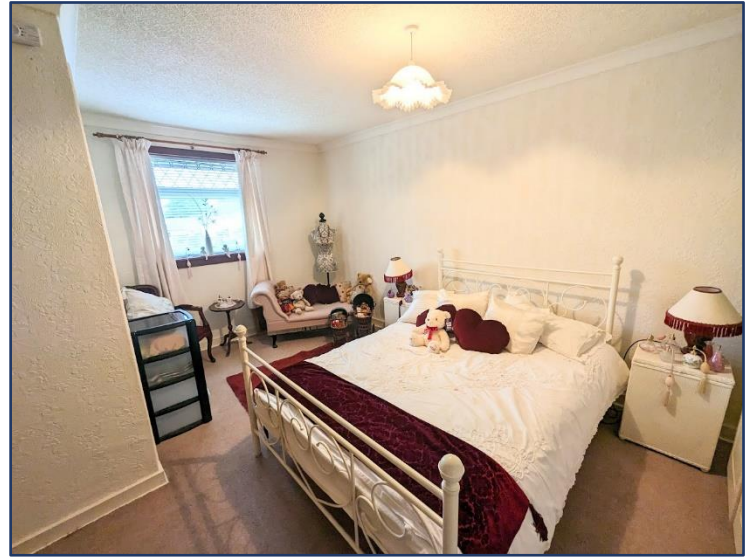
Entrance vestibule – 1.79m x 1.67m
 Kitchen – 5.39m x 2.68m
 Bedroom 2 – 4.39m x 3.12m

Entrance hall – 2.09m x 1.78m
 Shower Room – 2.05m x 1.68m

Living Room – 5.04m x 4.39m
 Bedroom 1 – 4.59m x 3.49m



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 door to hallway. Door to living room and stairs to first floor.
- Spacious living room with window to the front. Marble fireplace and mantel.
- Hallway open to kitchen. Built-in cupboard and door to garden.
- Kitchen/diner with wall and base units. Integrated electric oven and hob with extractor fan. Integrated fridge/freezer. Sink with mixer tap and right hand drainer. Window to rear.
- Stairs to first floor with hand rail and bannister. Loft hatch. Doors to two bedrooms and shower room.
- Shower room with W. C., shower cubicle and wash hand basin. Fully tiled. Window to rear.
- Spacious bright bedroom with window to rear. Large cupboard with boiler.
- The second bedroom is also a good size with window to front. Built-in cupboard and further walk-in cupboard with hanging rail and shelf.
- Gardens to the front and rear, easily maintained with patio. Garage to the rear with lights.



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan described here, the accuracy of floor, window, room and any other items are not guaranteed and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, fixtures and appliances shown here are not guaranteed and no guarantee is given for their availability or efficiency. See the guide to the website for more details.