

4 Midhill Place, Kelloholm, DG4 6QB

Offers Over £100,000



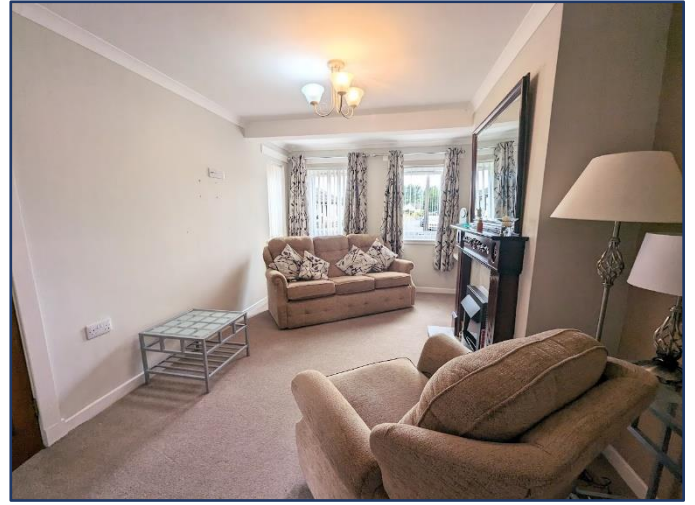
Attractive and deceptively spacious semi-detached two bedroom bungalow with good size gardens. Benefits from double glazing, gas central heating and off street parking. Situated in Kelloholm which lies close to the Dumfriesshire/Ayrshire border and just an hour from Glasgow. It has its own Primary School, 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



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Measurements (all approx.)

Entrance vestibule – 1.12m X 0.93m
 Kitchen – 3.75m x 2.48m
 Shower Room – 2.45m x 1.78m

Entrance hall – 3.37m x 2.44m
 Bedroom 1 – 3.44m x 3.06m
 Dining Room – 2.83m x 2.06m

Living Room – 4.46m x 3.07m
 Bedroom 2/Study – 3.59m x 1.97m
 Conservatory – 2.88m x 2.78m



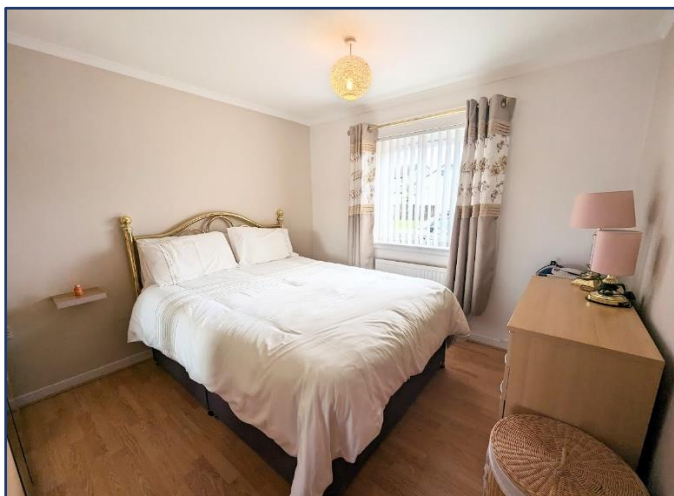
These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken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



Accommodation comprises:

- Entrance vestibule with door leading to L-shaped hallway. Built-in cupboard with shelves. Loft hatch which is part floored and the boiler is situated. Doors to living room and two bedrooms.
- Good size living room with two windows to the front and one to the side. Electric fire with marble hearth and wooden mantel.
- Kitchen/diner with fitted wall and base units and breakfast bar. Integrated electric oven and 4 ring gas hob with extractor fan. Sink with mixer tap and left hand drainer. Built-in cupboard with shelves. Washing machine not included.
- Dining room with fitted seats. Window to rear.
- Conservatory with floor to ceiling windows overlooking the garden.
- Bedroom one is a bright bedroom with window to the front. Wardrobes with hanging rails and shelves.
- Bedroom 2/study with window to the conservatory.
- Modern fitted shower room with walk-in shower with dual shower heads. W. C. and wash hand basin with mixer tap and vanity unit. Part splashback and part tiled. Heated towel rail and window to rear.
- Large garden to the rear, side and front mostly laid to lawn with patio area. Green house and shed. Clothes whirly. Outside tap. Off Street Parking.







GROUND FLOOR



When viewing images and floor plans, please note that the layout of the floor plan is an illustration only. It does not represent the actual layout of the property. The actual layout of the property may vary from the illustration. The actual layout of the property may vary from the illustration. The actual layout of the property may vary from the illustration.