

# 3 Polmeur Road Kelloholm, DG4 6SG

## Offers Over £80,000



Attractive and deceptively spacious semi-detached three bedroom house with good size gardens. Benefits from double glazing and gas central heating. 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.



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**Measurements (all approx.)**

Entrance vestibule – 1.34m x 1.01m  
 Kitchen – 4.16 x 2.44m  
 Bedroom 2 – 3.84m x 3.84m

Hall – 3.58m x 2.77m  
 Bathroom – 2.23 m x 2.05  
 Bedroom 3 – 4.36m x 3.14m

Living Room – 4.44m x 4.30m  
 Bedroom 1 – 3.77m x 2.76m



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.



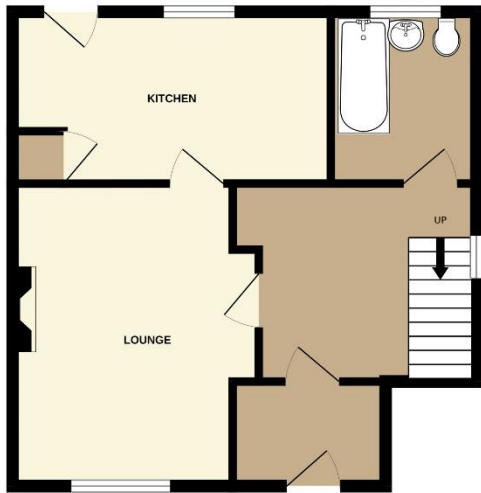
Accommodation comprises:

- Entrance vestibule with door leading to hallway. Doors to living room, bathroom and stairs to first floor. Understairs cupboard and cupboard housing electrics. Window to side.
- Spacious and bright living room with window to front. Gas fire with marble hearth and wooden mantel.
- Modern fitted kitchen with wall and base unit, sink with mixer tap and right hand drainer. Integrated electric oven and induction hob. Integrated Fridge/freezer. Built-in cupboard housing boiler. Window to rear and door to garden.
- Modern fitted bathroom with W. C., wash hand basin with mixer tap and under storage. Bath with Thermostatic mixed shower. Fully splashback. Window to rear.
- Stairs to first floor with handrail and banister. Window to side. On the landing there is a large built-in cupboard, loft hatch and doors to 3 bedrooms.
- Bedroom one is a double with window to rear. Built-in cupboard with shelf and coat hooks.
- Bedroom 2 is a double bedroom with window to rear. Built-in cupboard with shelf and coat hooks.
- Bedroom 3 is also a double with window to front. Built-in cupboard with shelves and smaller built-in cupboard.
- Garden to front, side and rear laid to lawn. Shed and greenhouse. Outside tap. Stone chips at the back of the rear garden.

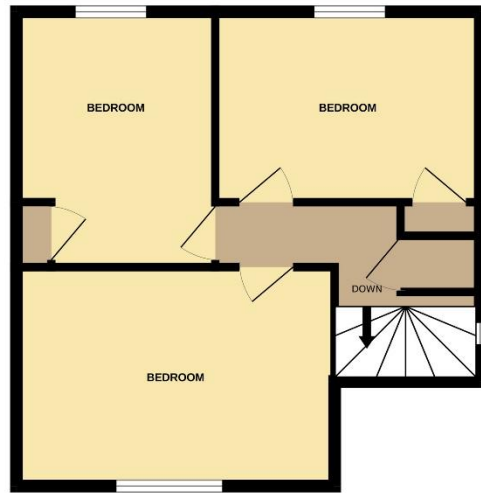




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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