

43 St Conals Square, Kirkconnel, DG4 6PH

Offers Over £50,000



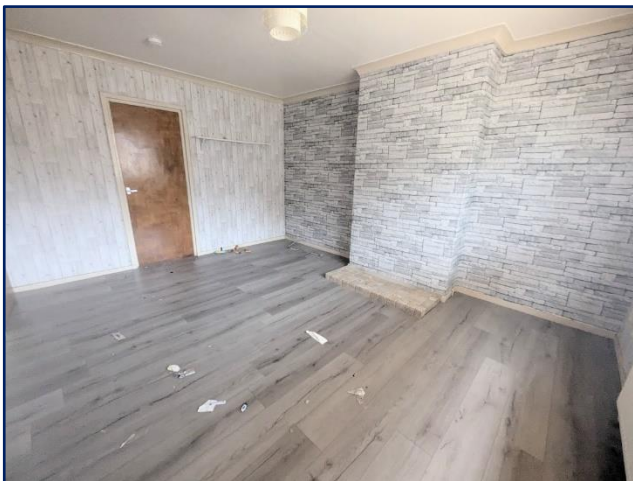
Deceptively spacious two bedroom terraced house situated in the residential area in the village of Kirkconnel in Upper Nithsdale. The property benefits from front and rear gardens, double glazing and gas central heating. Kirkconnel lies close to the Dumfriesshire/Ayrshire border only approximately an hours from Glasgow. Kirkconnel Railway Station offers excellent links between Glasgow and Carlisle.



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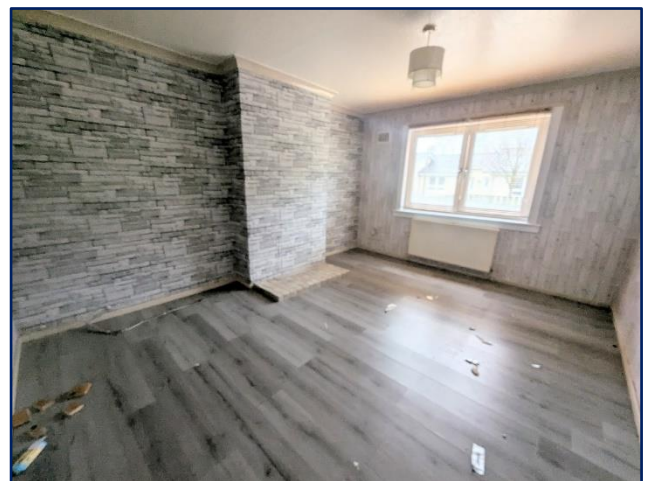


Pollock & McLean
41 Castle Street
Dumfries
DG1 1DU



Accommodation comprises:

- Entrance hall with cupboard housing electrics and boiler. Stairs to first floor and doors to living room and kitchen.
- Good size living room with window to front. Door to dining room.
- Dining room with window to rear and door to rear porch.
- Fitted kitchen with wall and base units. Sink with left hand drainer. Window to rear.
- Stairs to first floor with handrail and bannister. On the landing there is a double door built-in airing cupboard. Loft hatch. Doors to two bedrooms and shower room.
- Bedroom 1 is a good size bedroom with two window to front. Large built-in cupboard with shelves.
- Bedroom 2 is also a double with window to rear. Double door built-in cupboard with hanging rail and shelf.
- Shower room with shower cubicle, W. C., and ash hand basin with mixer tap. Window to rear. Part tiled.
- Garden to rear with patio and outbuilding. Garden to front is a good size laid to stone chips.





Measurements (all approx.)

Entrance hall – 4.44m x 1.85m
Dining Room – 2.68m x 2.60m
Shower Room

Living Room – 4.40m x 3.51m
Bedroom 1- 4.52m x 3.01m

Kitchen – 2.71m x 2.65m
Bedroom 2 – 4.07m x 3.55m





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.