

Kimberley House, Main Street, Kirkconnel, DG4 6LU

Offers Over £315,000





Kimberley House is a substantial Edwardian family home dating from circa 1915, set within a private garden- in a peaceful setting close to the river Nith. The home benefits from being extensively modernised offering generous and flexible living space. Excellent views of the river Nith. Ground floor- Two spacious reception rooms provide excellent areas for both living and entertaining and modern fitted kitchen. Downstairs bedroom and family sized bathroom with bath and showers. Cellar- Providing additional work space. Offers practicality for modern family life while also keeping many original features. Outside the property enjoys extensive grounds- providing a safe and private environment for children, outdoor activities, and potential for further landscaping or development. The surrounding countryside - proximity to the River Nith for Fishing offer a wonderful lifestyle with space. This is a rare opportunity to acquire a Characterful period home with substantial land in a scenic location combining space and privacy.



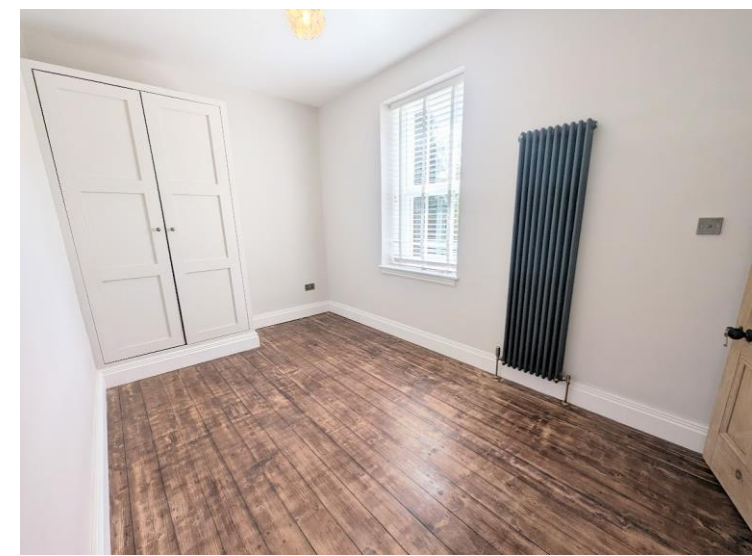


Entrance porch with door leading to large hallway. Doors to sitting room, living room/dining room, kitchen, bedroom 1, bathroom and stairs to first floor. Under stairs cupboard.

Large bright and spacious living room with window to the front, inset media wall with down lighting and window seat.

Dining room with beautiful fireplace with marble hearth and surround. Window to the front. In-built storage with downlights.

Modern fitted kitchen with wall and base units and kitchen island. Sink with mixer tap and right hand drainer. Integrated fridge/freezer, washing mashing and dishwasher. Door to garden.

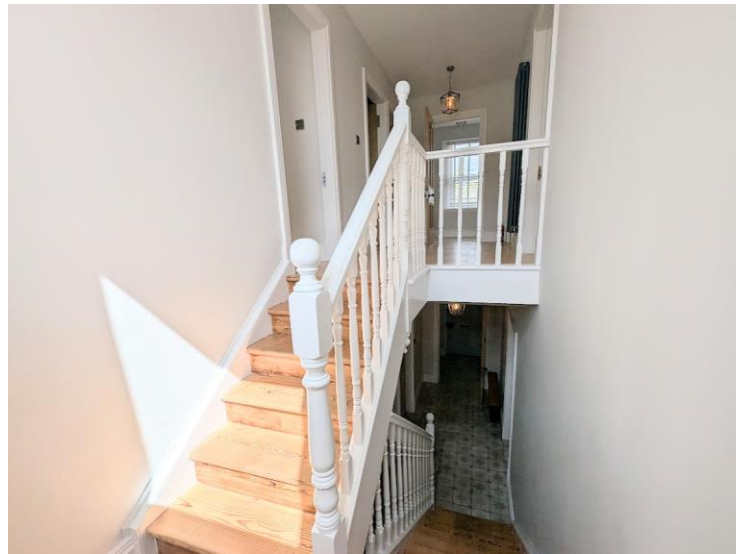




Bedroom one is located on the ground floor with window to the rear and fitted wardrobe with hanging rails, shelves and drawers.

Modern family sized bathroom with freestanding sunken bath, wash hand basin and two mixer taps. Walk-in shower with Thermostatic mixed shower. W. C. Windows to the side and rear. Fully tiled. Stairs to first floor with hand rail and bannister. Large window to the rear. Doors to 4 bedrooms, shower room and study.

Bedroom 2 is a bright double with window to the rear. Fitted wardrobe with hanging rails, shelves and drawers. Modern fitted shower room, Walk-in shower with Thermostatic mixed shower. W. C. and two wash hand basins with mixer taps and vanity unit. Part tiled walls and tiled floor. Window to the side.





Bedroom 3 is a good side room, with window to the front. Fitted wardrobe with hanging rails, shelves and drawers.
Study with window to the front.

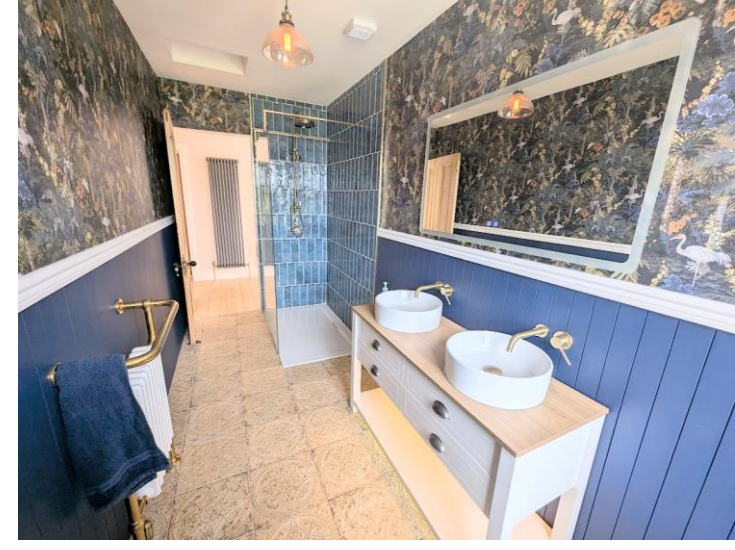
Bedroom 4 is a large bedroom with window to the front. Beautiful fireplace with marble hearth and surround.

Bedroom 5 is bright room with windows to the side and rear. Fitted wardrobe with hanging rails, shelves and drawers. Beautiful fireplace with marble hearth and surround.

Cellar room with access to the lower ground at the rear of the house. Currently used as a utility/office.

Large private wrap-around garden. Parking for several cars to the side. Stairs leading down to patio area and mature lawns and trees.





Measurements (all approx.)(at longest & widest)

Entrance vestibule – 1.62m x 1.38m
Dining Room – 4.31m x 3.00m
Bathroom – 3.60m x 2.63m
Bedroom 3 – 4.07m x 3.03m
Bedroom 5 – 4.42m x 4.06m

Entrance hall – 6.96m x 1.60m
Kitchen – 4.02m x 3.98m
Bedroom 2 – 4.14m x 3.25m
Study – 1.92m x 1.81m
Cellar Room – 3.79m x 2.10m

Sitting Room – 5.39m x 4.33m
Bedroom 1 – 4.36m x 2.64m
Shower Room – 4.07m x 1.67m
Bedroom 4 – 4.37m x 4.05m





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.



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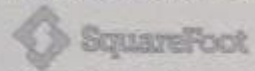


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Kimberley House,
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Gross internal area (approx)
187.66 sq.m (2020 sq.ft)

Office

Gross internal area (approx)
9.57 sq.m (103 sq.ft)

For Identification Only. Not To Scale.
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Lower
Ground Floor

