

51 Birkburn Road, Kelloholm, DG4 6SR

Offers Over £60,000



Good size two bedroom mid-terraced house with Gas Central heating, Double Glazing and gardens. Situated in Kelloholm which lies close to the Dumfriesshire/Ayrshire border and just an hour from Glasgow. Kelloholm has its own Primary School, Sports and Leisure Centre and a selection of shops.

There is a secondary School in Sanquhar and the Railway Station in Kirkconnel offers excellent rail links between Glasgow, Dumfries and Carlisle.



POLLOCK & MCLEAN
SOLICITORS FOR YOU AND YOUR FAMILY



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Measurements (all approx.)

Living Room – 4.39m x 4.01m
Bedroom 2 – 3.60m x 2.96m

Kitchen – 5.05m x 2.20m
Shower Room – 1.95m x 1.72m

Bedroom 1 – 3.99m x 3.05m



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.



Accommodation comprises:

- Entrance hall with door to living room and stairs to first floor. Cupboard housing electrics.
- Living room with large window to the front. Door to kitchen.
- Modern fitted kitchen with wall and base units, sink with left hand drainer and mixer tap. Integrated washing machine and electric oven and hob with extractor fan. Two built-in cupboard, one with shelves. Window and door to rear.
- Stairs to first floor with handrails. On the landing there is a loft hatch and doors to 2 bedrooms and shower room.
- Modern shower room with W. C., wash hand basin with mixer tap and under storage. Shower cubicle with shower riser and hand shower kit. Fully splashback. Window to rear.
- Bedroom one is a good size with two windows to the front. Built-in cupboard housing boiler.
- Bedroom two is also a double with window to rear. Built-in cupboard with hanging rail and shelf.
- The front garden is tiered and laid to stone chips with steps leading to the front door. There is pedestrian access in the side alleyway. Rear garden is laid to lawn with some plants and shrubs. Shed. Outside tap.



