



POLLOCK & MCLEAN



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Website – www.pollockmclean.co.uk

**7 SHAWSHOLM ROAD, CLOSEBURN,
THORNHILL, DG3 5HU**



Semi detached bungalow lying approx. 12 miles North of Dumfries and with comfortable accommodation consisting of: Living Room, Kitchen, 3 Bedrooms, Shower Room, Double Glazing, Electric Heating, Driveway, Gardens to front and rear.

GUIDE PRICE £125,000

GENERAL

CLOSEBURN IS A VILLAGE ON THE A76. IT HAS ITS OWN GENERAL STORE/SUB POST OFFICE, CHURCH AND PRIMARY SCHOOL.

TWO MILES NORTH LIES THORNHILL, A PICTURESQUE VILLAGE WITH WIDE STREETS LINED WITH LIME TREES AND LIES APPROXIMATELY 14 MILES NORTH OF DUMFRIES. THERE ARE EXCELLENT PRIMARY AND SECONDARY SCHOOLS WITHIN THE VILLAGE WHICH ALSO HAS A QUALITY 18-HOLE GOLF COURSE, A THRIVING BOWLING CLUB AND TENNIS AND SQUASH CLUBS. THE AREA IS WELL KNOWN FOR SALMON AND TROUT FISHING IN THE RIVER NITH AND ITS TRIBUTARIES AND FOR ITS SHOOTING AND HILL WALKING OPPORTUNITIES. FOUR MILES TO THE NORTH LIES DRUMLANRIG CASTLE.

DIRECTIONS

SEE ATTACHED MAP

VIEWING

TELEPHONE THE SELLING AGENTS ON 01848 330207 FOR AN APPOINTMENT TO VIEW

THE ACCOMMODATION COMPRISES:-

Entrance Hallway

Steps up to UPVC door with double glazed frosted glass panel to the main hallway. Electric Radiator. Cupboard housing the meters. Telephone point. Fitted carpet. Two cupboards, one which is partially shelved and one which has hanging and shelving space. Door to the living room.

Living Room

14' 10" X 12' 2" (At widest points)

A feature of this room is the electric fire on tiled hearth with a range of shelved and un-shelved cupboard units on either side. Large double glazed window to the rear with beautiful views of the garden to the fields and hills beyond. Double glazed window to the side with fitted roller blind. Electric radiator and panel heater. Fitted carpet. TV aerial point. 4 x 13 amp power points. Door to the kitchen.



Kitchen

12' 2" X 8' 6"

Modern kitchen with a range of work tops, base units and wall cupboards. Tiled splashback. Integrated four burner electric hob. Integral eye level oven. Single drainer sink unit. Double glazed window to the front with fitted roller blind. UPVC door with frosted glass panel leading to the side of the property. Tiled flooring. Hatchway to the loft. 6 x 13 amp power points.



Bedroom 1

13' X 10 5" (Approximately)

Measurements do not include the fitted wardrobe units with hanging and shelving space and sliding doors running the breadth the room. Double Glazed windows to the rear overlooking the garden to the fields and hills beyond. Fitted carpet. Electric panel heater. 2 x 13 amp power points.



Bedroom 2
11' 3" X 9' 8"

Double glazed window to the rear with views over the garden to the fields and hills beyond. Fitted carpet. Electric panel heater. 1 x 13 amp power point. Alcove with fitted shelved display unit and cupboard below.



Bedroom 3
12' 10" X 8' 11" (At widest points)

Double glazed windows to the front with fitted roller blind. Blocked off fireplace. Fitted carpet. Electric radiator. Fitted wardrobe with hanging and shelving space. 1 x 13 amp power point.



Shower Room

5' 8" X 5' 7"

Walk in shower area with Mira Advance electric shower unit. Fully laminated walls and vinyl flooring. WC and wash hand basin. Double glazed frosted glass window with fitted blinds. Fan heater.



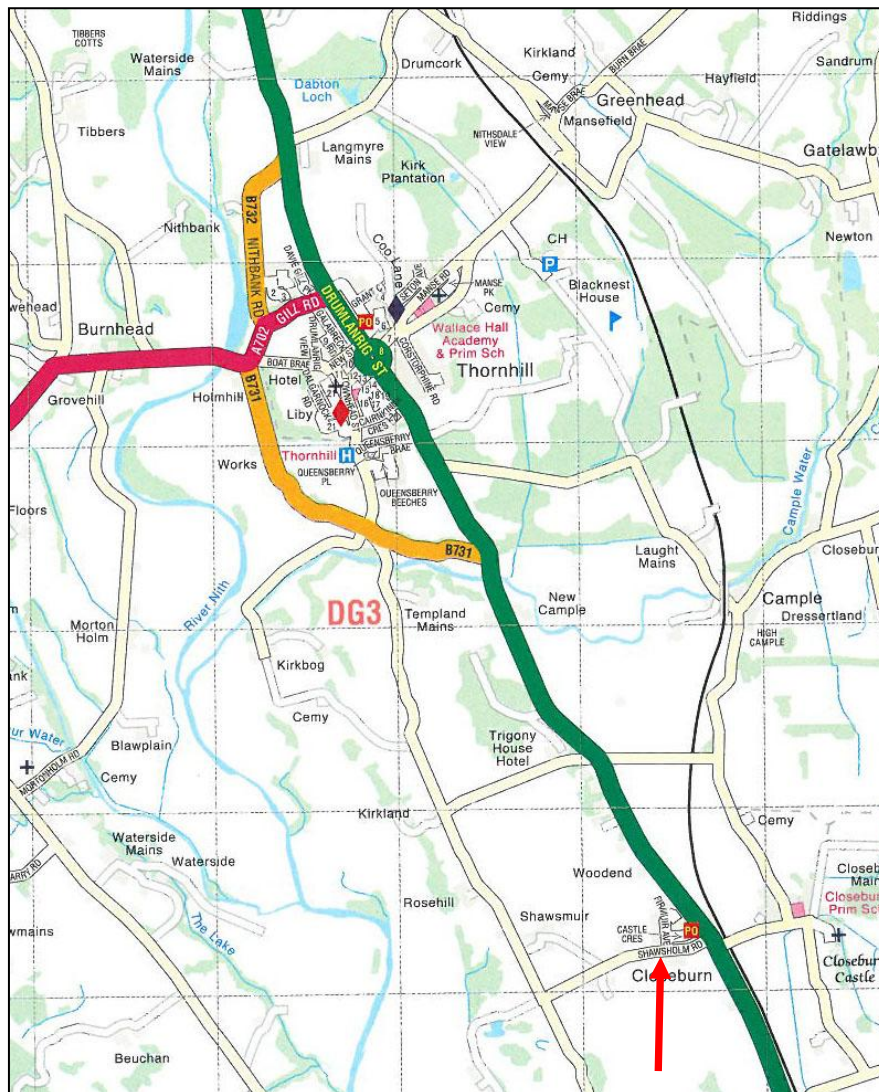
Outside

To the front of the property the garden has been laid principally in grass with borders of mature plants and shrubs. Paved pathway leads to the front door with area of paving. To the side of the property there is a gravel driveway leading to the rear garden which is again laid principally in grass with a selection of mature shrubs and beautiful views over the fields to the hills beyond. Outside water faucet.



Notes

1. Services: Mains water, electricity and drainage. Prospective purchasers are advised that the Selling Agents have not tested any of the services or any of the appliances to be included in the sale and accordingly prospective purchasers are advised to check the position for themselves prior to proceeding with an offer for the property.
2. A closing date for offers may be fixed and therefore it would be advisable for prospective purchasers to register their interest with the Selling Agents.
3. 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.
4. Post Code DG3 5HU
Council Tax Band B
EPC= E
5. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement



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