



Robert Wilson & Son
SOLICITORS & ESTATE AGENTS



10 DRUMLANRIG STREET, THORNHILL, DG3 5LL

Rare opportunity to purchase a deceptively spacious 3 bedroom traditional sandstone mid terraced two storey dwellinghouse in convenient location in the heart of Thornhill Village Centre with large workshop area to the rear. On and off street parking available. Traditional features. Private landscaped back garden. Front and back access.

Accommodation comprises:-

- Entrance hall
- Livingroom
- Bathroom
- Kitchen
- Dining room
- 3 bedrooms (one downstairs)
- Home Report available.

VIEWING:- Contact selling agents on 01848 330251 for an appointment to view.

EPC Ref = E/F

OFFERS IN THE REGION OF £230,000

This traditional sandstone property retains some of the unique charm of the original features whilst offering spacious living space.

The rear garden is well kept without requiring a great deal of regular maintenance.

The property's unique selling point is the large workshop to the rear of the property which is an unusual find for a property in such a convenient residential location.

Enter the property from Drumlanrig Street up one stone step with a double handrail through a traditional wooden front door with a letter box and knocker. Into:-

HALL 1.992M (AT WIDEST) X 3.931M

Carpeted. Single CHR. Fuse box. Various power points. Coat hooks. Wooden traditional style storage cupboard.

Through the hall to the left is the:-

LIVING ROOM 3.357M X 4.359M

Entering via wooden door with 6 glass panels. Front facing single glazed sash window. Various power points. Traditional wooden pine mantle piece with a coal fire. Carpeted. Ceiling light. Smoke alarm. CHR.

Back into the hall straight ahead is

BATHROOM 2.029 M X 1.688M

Bath with Tritan T80XR shower. Shower screen. WC. Wash basin. Single CHR. Linoleum flooring. Tiled wall at shower unit.

Back into the living room through into the:-

KITCHEN 3.288M X 3.753M .

Floor level cupboards. Space for double fridge freezer. Space for white goods. CHR. Zanusi Electrolux cooker and hob. Power points. Glass panelled door that looks out into the garden to your right. Rear facing wooden look window which looks out into the garden. Shelved pantry. Access to the attic. Hotpoint wall mounted extractor fan.

Back to the hall and into the:-

DINING ROOM 3.626M X 3.325M

Carpeted. CHR. Front facing single glazed sash bay window with shelves underneath it. Multifuel stove. Various power points. Ceiling light.

Through a wooden door into

BEDROOM 1 2.751M X 3.969M

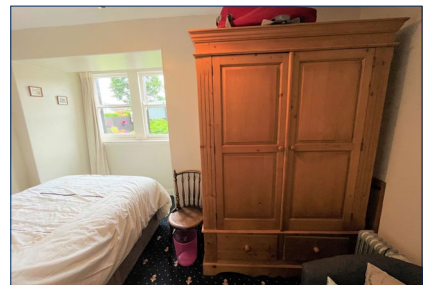
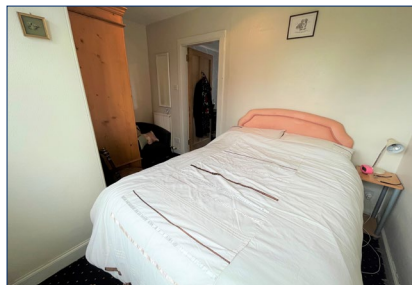
Carpeted. CHR. Two single sash windows which are rear facing looking into the garden. Carpeted. Suspended ceiling light. Power points.

Upstairs via a carpeted staircase with single wooden banister. Traditional wooden features on the stairs.

LANDING 2.563M X 2.084M.

Carpeted. Built in cupboard with lock. Two single glazed rear facing sash windows. CHR. Second built in cupboard. Smoke alarm.

To the left:-





BEDROOM 2 3.465M (AT WIDEST) X 4.966M (TAKING INTO ACCOUNT BAY WINDOW)

Carpeted. Ceiling light. CHR. Bay window with a front facing sash single glazed window. Various power points. Walk in storage cupboard with rail and shelf.

To the right:-

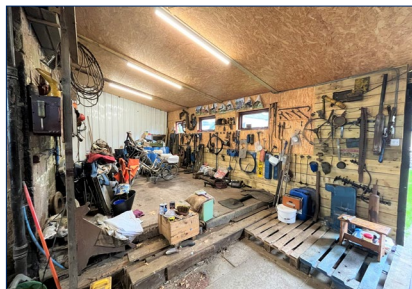
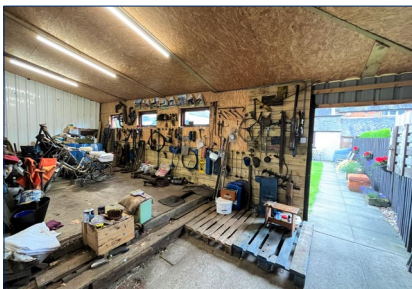
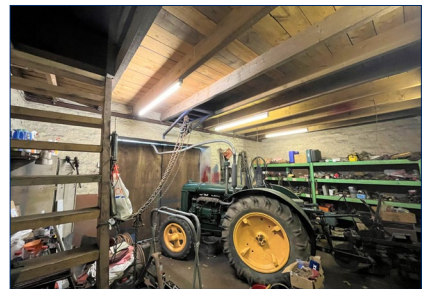
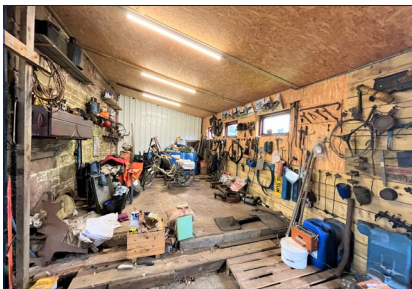
BEDROOM 3 4.885M X 4.055M

Carpeted. Single CHR. Front facing single glazed sash window which is a bay window. Ceiling light. Various power points. Various built in storage cupboards.

OUTSIDE

Grassed area. Red sandstone building/workshop with drainage, electrical and Water connections. Rear access to East Back Street which leads to the local Community Centre and children's play park.

Thornhill is a sought after small community which has a Bank of Scotland, Post Office, Police Station, Doctors surgery, Dental surgery, Boots chemist, Squash court, 18 hole golf course, Bowling green, all weather and floodlit Tennis courts, 3 Hotels, Public House, Coffee shops, a Church and Community Centre. Drumlanrig Castle & Gardens are only 4.1 miles away and is a popular tourism spot. The Wallacehall School takes pupils from Nursery to Sixth year secondary. It has an excellent reputation with places there eagerly sought. There are many opportunities nearby to enjoy country pursuits such as cycling, walking and fishing, due to the nearby River Nith and tributaries.



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Although believed correct these particulars are not so warranted. All measurements are for guidance only and not guaranteed.

No warranty is given to the efficient working order of heating and electrical appliances and kitchen equipment. These items must be accepted by the purchaser in their present condition.

