



# RWS

Robert Wilson & Son  
SOLICITORS & ESTATE AGENTS

## 6 WEST MORTON STREET, THORNHILL, DG3 5ND

Charming two storey terraced dwellinghouse with original features. Abundant natural light throughout the property. Situated in a desirable location in the heart of Thornhill Village Centre. On street parking available. Pedestrian access to Drumlanrig Street from rear. Immaculately present private enclosed rear garden.

Accommodation comprises:-

- ENTRANCE HALLWAY
- KITCHEN
- SPACIOUS LIVING/DINING AREA
- SHOWER ROOM
- 3 UPSTAIRS BEDROOMS
- HOME REPORT AVAILABLE

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

EPC Ref = D/E

**OFFERS OVER £160,000**

Entering from West Morton Street through a UPVC front door with letterbox and 2 frosted glass panels into:-

**ENTRANCE HALLWAY 1.766M (AT ITS WIDEST) X 5.189M.**

Integrated doormat. Wooden flooring. Mirror and shelf. Wardrobe. Fuse box and electricity meter. Double CHR. Integrated shelves at the end of the hallway. Cupboard under the stairs.

To the left into:-

**LIVINGROOM 3.709M X 7.345M.**

Carpeted. Traditional UPVC double glazed window with wooden window unit and shutters. Fitted vertical blinds. Integrated cupboard/shelving unit. Gas fire. Double CHR. The living room is in two parts with dining area to the rear. Further UPVC double glazed window with window unit and shutters which looks out onto the rear garden. Double CHR.



**KITCHEN 1.864M (AT ITS WIDEST) X 4.780 M.**

Carpeted. Double fridge freezer. Microwave. Hotpoint EW81 Halogen double oven. Washing machine. Floor and eye level cupboard units. Stainless steel sink unit. Rear facing large UPVC double glazed window. Single CHR. Ceiling light. UPVC door with two large glass panels which leads out into the garden.

From the kitchen you go out into:-

**REAR GARDEN**

Walled garden with decorative plants and paved seating area perfect for al fresco dining. Stone Outbuilding (formerly Victorian Washhouse) with windows and sinks inside. Electric supply to Washhouse. Grassed area. Paved path all the way down to the bottom of the garden to seating area with garden furniture. Bird bath. Oil tank behind outbuilding. Whirly gig. Gate and access to Drumlanrig Street.

Back through the kitchen and living room to the entrance hallway leading upstairs.



### STAIRCASE

Carpeted. Wooden banister. Ornate glass-stained panel in the ceiling window.

From the stairs is the:-

### SHOWER ROOM

**1.738M X 1.666M**

Modernised shower room. Sink unit. Heated towel rail. WC. Frosted rear facing UPVC double glazed window with roller blind. Electric mira shower. Dimplex extractor fan.

Up more steps to:-

### UPSTAIRS LANDING

Carpeted. Large suspended chandelier.

To the right is:-

### BEDROOM 1

**3.524M X 3.040M.**

Mirrored walk in wardrobes with clothes rails. Carpeted. Rear facing UPVC double glazed window with vertical blinds and curtains. Ceiling light. CHR. Boiler situated within walk in wardrobe.

### BEDROOM 2

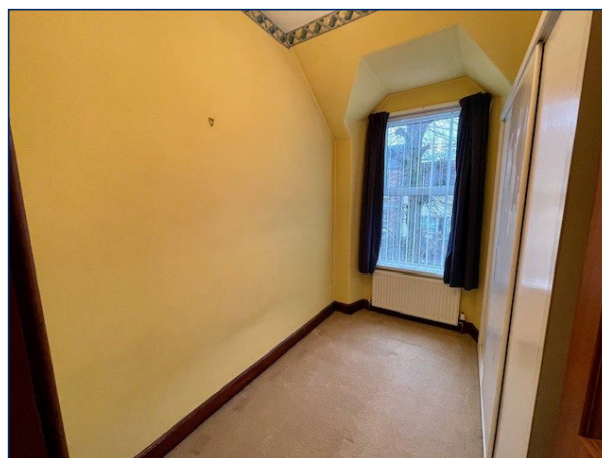
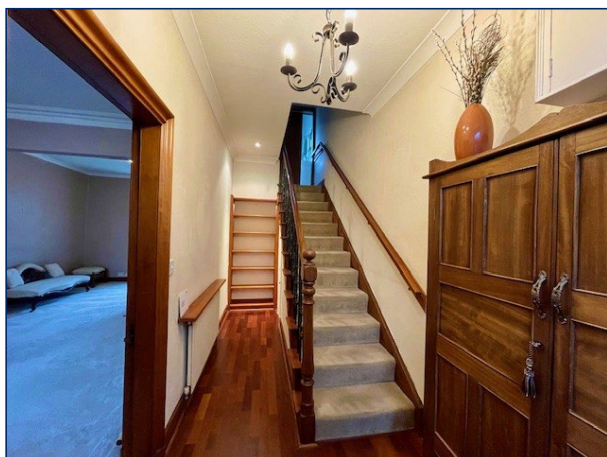
**3.780M X 3.145M.**

Carpeted. Single CHR. Fitted wardrobes, cupboards, shelves and drawers. Front facing UPVC double glazed window with vertical blinds and curtains. Ceiling light.

### BEDROOM 3

**1.740M X 2.878M.**

Fitted wardrobes. Carpeted. Single CHR. Front facing UPVC double glazed window. Roller blind and curtains. Ceiling light. Hatch into the attic.



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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.



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. 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 fishing, cycling and walking.

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