



Robert Wilson & Son
SOLICITORS & ESTATE AGENTS



1 DRUMLANRIG STREET, THORNHILL, DG3 5LL

Opportunity to purchase an end terraced bungalow in a convenient location at the heart of Thornhill village centre. Grade B Listed Building. Some modernisation required but the property has plenty of potential.

Accommodation comprises:-

- ENTRANCE HALL
- LIVINGROOM
- WETROOM
- KITCHEN
- 2 BEDROOMS
- OFF STREET PARKING AT REAR
- HOME REPORT AVAILABLE.

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

EPC Ref = F/D

OFFERS IN THE REGION OF £110,000

Entering from Drumlanrig Street through a UPVC front door with ornate glass panel into:-

ENTRANCE HALLWAY

Single CHR. Carpeted. Ceiling Light. Fuse box. Coat hooks and a hatch leading to the attic.

Straight ahead into:-

BEDROOM 1 3.455M X 3.626M.

Carpeted. Single CHR. Rear facing UPVC double glazed window with curtains. Power points. Ceiling light.

LIVING ROOM 3.568M X 4.839M.

Carpeted. Two Double CHR. Front facing UPVC double glazed bay window. Power points. Ceiling light. Built in shelved storage cupboard that holds gas fired 'Worcester' combi boiler.



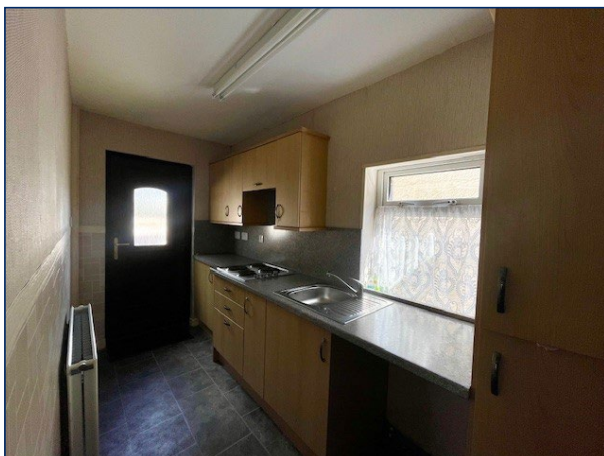
Moving through a carpeted hallway to the left is:-

WET ROOM 1.794M X 1.802M.

Mira Sport shower. Wash basin. WC. Fitted cupboard unit with shelves. Fitted mirror. Single CHR. Side facing UPVC double glazed window with fitted roller blind.

BEDROOM 2 2.346M X 2.864M.

Carpeted. Rear facing UPVC double glazed window with a fitted roller blind and curtains. Power points. Single CHR. Ceiling light.



KITCHEN

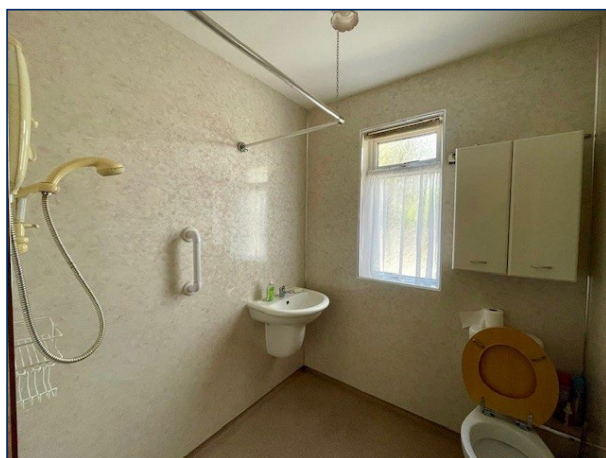
1.638M X 4.321M.

Linoleum flooring. Eye and floor level cupboard units. Single oven. Power points. Space for washing machine. Built in fridge freezer. Stainless steel sink unit. Side facing UPVC double glazed window. Lamana hob. Single CHR. UPVC back door with a frosted glass panel leading out into the garden.

REAR GARDEN

Paved. Then three steps up to a driveway with plenty of space for parking. Propane gas tank. Note the garden is not fully enclosed.

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.



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