

# Ainsworth Cottage, Ayr Street, Moniaive, DG3 4HP

Offers Over £230,000



Deceptively spacious end terraced four bedroom family home.

Benefits from double glazing, oil central heating and garden.

Situated in the beautiful village of Moniaive which has a garage and petrol station, shop, an Italian Restaurant, and a fantastic Primary school. Approximately 8 miles to the east is a secondary school in Thornhill.



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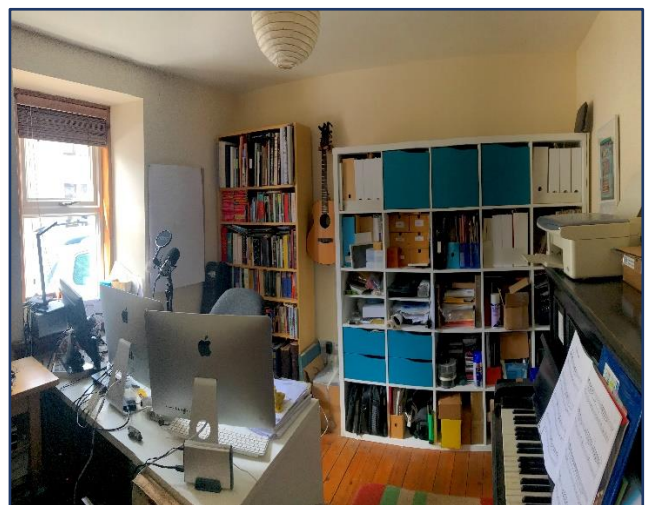


**Measurements (all approx.)**

Entrance hall – 2.25m x 1.88m  
Living Room – 4.68m x 4.38m  
Bedroom 1 – 3.53m x 2.48m  
Bedroom 4 – 4.12m x 3.72m

Hall – 1.43 x 1.21m  
W. C. – 0.85m x 1.55m  
Bedroom 2 – 3.63m x 3.009m  
Bathroom – 2.38m x 2.64m

Office – 3.34m x 3.05m  
Kitchen – 5.48m x 2.46m  
Bedroom 3 – 4.97m x 3.08m  
Workshop/Utility – 7.02m x 2.26m



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, electrics, coat hooks and doorway to first floor, further doorway to hall with doors to office and living room.
- Office which could be used as a 5<sup>th</sup> bedroom, dining room or many other uses. Window to front.
- Good size bright living room with multi-fuel burning stove and wood store, window to rear overlooking the garden. Under stairs cupboard. Doors to kitchen and W. C.
- W. C. with wash hand basin.
- Bright kitchen/diner with wall and base units, part tiled. Integrated electric oven and ceramic hob with extractor fan. Sink and a half with mixer tap and right hand drainer. Window to rear and door to garden.
- Stairs to first floor. L-shaped hallway with two higher storage cupboard, airing cupboard and further cupboard. Doors to 4 bedrooms and bathroom.
- Bedroom 1 with window to rear overlooking the park. Built-in cupboard with shelves and overhead cupboards.
- Bedroom 2 has dormer window to front. Double door built-in wardrobe with hanging rail and shelf, further shelved cupboard.
- Master bedroom which is bright and spacious room with two dormer windows to the front. Built-in cupboard with hanging rail and shelf.
- Bedroom 4 is also a good size bedroom with two windows to the rear overlooking the park. Built-in cupboard with hanging rail and shelf.
- Family bathroom with two wash hand basins with mixer taps, under storage units, vanity unit, W. C. and bath with dual shower heads. Window to rear. Part tiled.
- Workshop/utility room, double doors to front and rear. Has both electricity and running water (Belfast sink will be removed). Plumbed for washing machine.
- Private rear garden with decking area. Outside tap. Various plants. Gate to the rear giving access to the park.

