



Robert Wilson & Son
SOLICITORS & ESTATE AGENTS



2 WALLTREES ROAD, THORNHILL, DUMFRIESSHIRE, DG3 5NS

Deceptively spacious 3 bedroom semi-detached two storey dwellinghouse in a quiet residential area of Thornhill Village. Plenty of storage space. Decorative front garden and enclosed rear garden. Sizeable driveway. Some modernisation required but plenty of potential. Chain free.

Accommodation comprises:-

- ENTRANCE HALL
- LIVINGROOM
- 3 BEDROOMS – ONE DOWNSTAIRS
- SHOWER ROOM
- KITCHEN
- HOME REPORT AVAILABLE.

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

EPC Ref = E

OFFERS OVER £135,000

Entering the property from the street up five stone steps and up the garden path to a wooden front door with 9 ornate glass panels and letter box.

Up one step into:-

ENTRANCE HALLWAY

Carpeted.

Left into:-

DOWNSTAIRS BEDROOM 1 **3.822M X 2.801M.**

Dimplex storage heater. Built-in wardrobe with a rail. Ceiling light. Front facing UPVC double glazed window with curtains and fitted blind. Power points.

Back into entrance hallway and to the right is:-

LIVING ROOM **3.505M X 5.502M.**

Carpeted. 5 UPVC front facing double glazed windows with fitted blinds and curtains. Electric fire with tiled fireplace. Storage cupboard holding the hot water tank. Ceiling light. Dimplex storage heater. Power points.

Door leads through into:-

KITCHEN

2.590M X 4.050M.

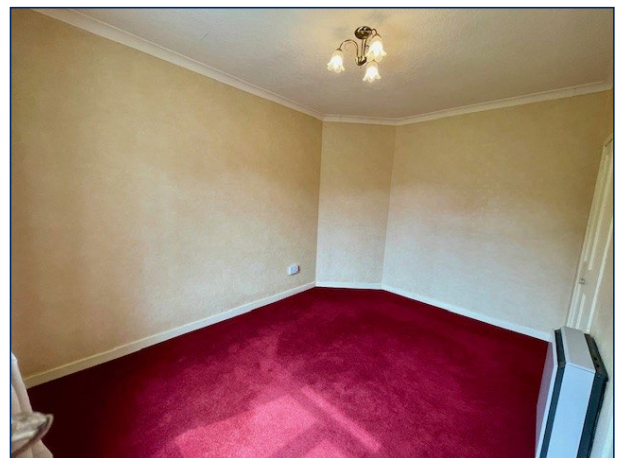
Linoleum flooring. Dimplex storage heater. Floor and eye level cupboard units. Stainless steel sink unit. Beko double oven with hob. 2 pantries for extra storage. Rear facing UPVC double glazed window with a fitted roller blind. Small Beko dishwasher. Space for washing machine and fridge freezer. UPVC back door with a frosted glass panel which leads out into the rear garden.

Back into the entrance hallway going up the carpeted staircase with two wooden bannisters either side to:-

UPSTAIRS LANDING

Carpeted. Dimlex storage heater. Rear facing UPVC double glazed window with roller blind and curtains. Walk in storage cupboard. Hatch leading to the attic.

To the right is:-



BEDROOM 2 **3.517M X 4.159M .**

One rear facing UPVC double glazed window and one side facing UPVC double glazed window. Carpeted. Dimplex storage heater. Cupboard that leads into the attic. Further built in storage cupboard. Power points.

SHOWER ROOM **1.795M X 2.076M.**

Wooden laminate flooring. Walk in shower unit with Mira shower. Storage shelves. W.C. Wash basin. Rear facing UPVC double glazed frosted window with venetian blinds.

BEDROOM 3 **3.366M X 3.839M.**

Walk in storage cupboard. Power points. Carpeted. 4 front facing UPVC double glazed windows with curtains. Storage heater.

OUTSIDE

The garden wraps around the property. The front is stone gravel with ornate flower beds. There is a gravel driveway to the side of the property with plenty of space for cars.

The rear garden is enclosed with a metal gate and wooden fencing. All gravel with some shrubbery. Whirlygig. Former coal bunker.

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.

