



Robert Wilson & Son  
SOLICITORS & ESTATE AGENTS



## **33 NEW STREET, THORNHILL, DG3 5NJ**

Opportunity to purchase a well presented mid terraced two storey dwellinghouse in genuine walk in condition. Convenient for local amenities in Thornhill. Front and rear access.

Accommodation comprises:-

- Entrance hallway
- Livingroom
- Kitchen
- Utility room
- 2 Bedrooms
- Bathroom
- Attic store room
- Rear garden
- Off street parking at rear
- Home Report available.

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

**OFFERS OVER £125,000**

Entering through a UPVC front door with a frosted glass panel into the

### ENTRANCE HALLWAY

Laminate flooring. Double CHR. Ceiling Light. Carpeted staircase with a single wooden banister leading upstairs.

To your left you go through a wooden door into:

### LIVINGROOM 4.685M X 3.568M.

Wooden look laminate flooring. Double CHR. Ceiling light. Various power points. Woodburning Stove. Large walk-in storage cupboard with space for storing coats. Front facing UPVC double glazed window with fitted blinds.

From the living room you go up one step into:

### KITCHEN 3.993M X 2.561M.

Wooden door with six glass panels. Tiled floor. Floor and eye level units. Breakfast bar with wine fridge. Double oven and hob with extractor fan. Rear facing UPVC double glazed window with a fitted blind. Single CHR.

Further wooden door with six glass panels leads into:

### UTILITY ROOM 2.802M X 1.78 M.

Space for white goods. Cupboard. Tiled floor. Rear facing UPVC window with fitted blind. UPVC back door with glass panel which leads outside.

Up the carpeted staircase with wooden banister leads to a carpeted landing. To the right is:

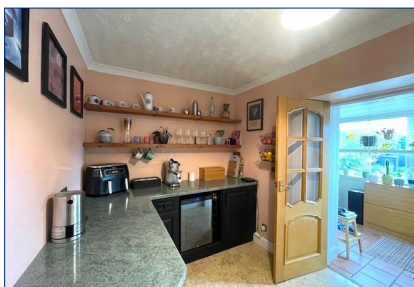
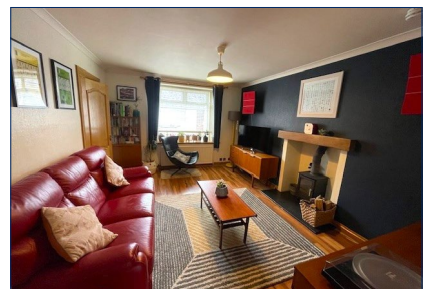
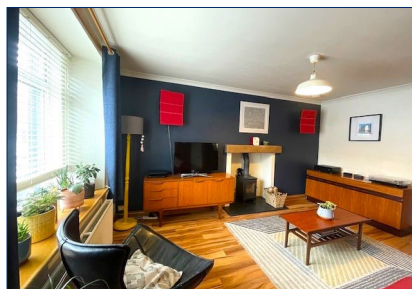
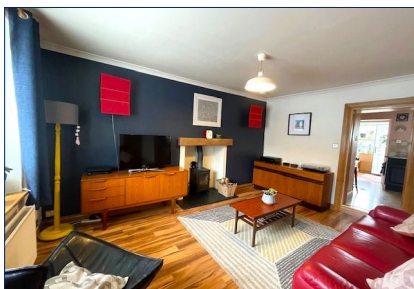
### BEDROOM 1 2.263M X 3.354M.

Carpeted. Built in wardrobe and shelving unit. Various power points. Single CHR. Rear facing UPVC double glazed window with fitted blinds. Hatch into the loft.

### BEDROOM 2 4.72M X 2.664M.

Carpeted. Two double wardrobes. Various power points. Front facing UPVC double glazed window. Double CHR.

Back into the upstairs landing and if you go straight down to the end there is:



## BATHROOM

**2.1M X 1.9M.**

Laminate flooring. Heated towel rail. Washbasin. WC. Fitted mirrored medicine cabinet. Frosted glass UPVC double glazed window which is front facing. Shower with glass door. Bath. Ceiling light.

## ATTIC STORE ROOM

**2.638M X 4.116M.**

Access is gained from a fixed timber ladder within the landing cupboard. Floored and lined. Power points. Light. Velux window. Double CHR. The oil central heating boiler and hot water storage tank are located within part of the roof void which has been unlined.

## OUTSIDE

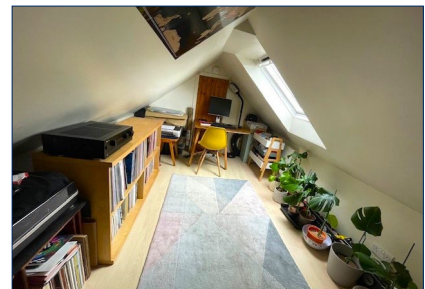
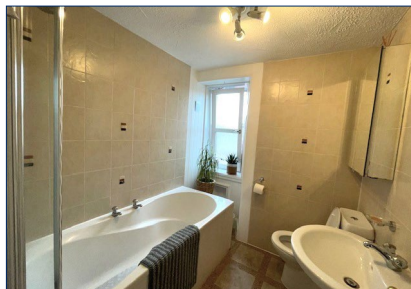
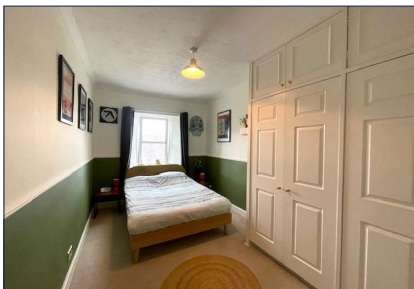
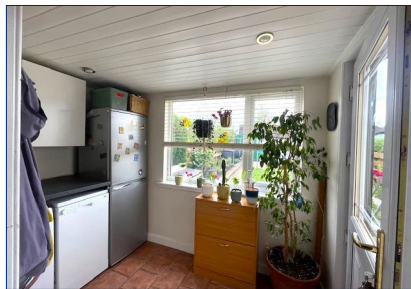
Paved area. Grassed area. Shed. Oil tank. Space to store wood for the woodburning stove. Area for dining furniture. Lovely flowerbeds. Space for two cars. The back garden has a double gate.

Thornhill is a sought-after small community which has a Bank of Scotland, 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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