



# RWS

Robert Wilson & Son  
SOLICITORS & ESTATE AGENTS

## **2 NEW STREET THORNHILL, DUMFRIESSHIRE DG3 5NH**

End-terraced single storey dwellinghouse within easy walking distance of Thornhill Village Centre.

Accommodation comprises:-

- Sitting room
- Kitchen
- 2 bedrooms
- Bathroom
- LPG fired central heating
- Fully double glazed
- Home Report available

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

EPC Ref =

**Asking Price below Home Report Value £110,000**

This traditional property enjoys a convenient location in Thornhill as shown on the attached plan. The accommodation is on one level making the house suitable for a variety of would-be purchasers. LPG fired central heating and double glazing have been installed.

The property is entered from New Street by a UPVC Front door with two Rennie Macintosh style glass panels into:.

**HALL 1.15M X 1.29M.**

Laminate wooden floor. Ceiling light. Smoke alarm. Access to loft. Cupboard housing fuse box and electricity meter. Door on the left into:-

**BEDROOM 1 2.95M X 4.73M.**

Fitted carpet. Front facing double glazed windows with fitted blinds and curtains. Central Heating Radiator (CHR). Power points. Triple suspended ceiling light.

From the Hall a door on right leads into:-

**SITTING ROOM 3.02M X 4.77M.**

Laminate wooden floor. Front facing double glazed windows with fitted blinds and curtains. CHR. Open working fire with tiled fireplace and wooden mantelpiece (the coal fire can be used as secondary heating to reduce the cost of LPG heating). TV point. Power points. Ceiling light. Door off and one step down into:-

**BEDROOM 2 4.74M X 3.14M.**

Front facing double glazed windows with fitted blinds and curtains. CHR. Power points. Ceiling light.

From the Sitting room 2 steps down into:-

**REAR HALL 1.8M X 1.5M.**

Fitted carpet. Central heating thermostat. Ceiling light. Smoke alarm. Shelved storage cupboard. Door with glass panels into a large cupboard (1.64m X 0.78m) housing the central heating boiler, fitted in 2015. Rear facing double glazed window. Coat hooks.





**DINING KITCHEN 4.59M X 2.42M.**

Vinyl flooring. Fully fitted kitchen with cupboards at eye and floor level. Worktops and drawers. Display cabinet with lattice effect doors. Single drainer stainless steel sink with mixer taps. Washing machine, cooker and fridge/freezer included in the sale. External vented extractor fan. Power points. Ceiling spotlight. Access to loft. Smoke alarm. CHR. UPVC rear door.

**BATHROOM**

**2.47M X 1.75M.**

Vinyl flooring. 3 piece white bathroom suite with bath, WC and pedestal wash hand basin. Above the bath is a Mira Jump Electric Shower. Partial wall tiling. Heated towel rails. Ceiling light. Rear facing double glazed window with frosted glass.



Bedroom 1



Bedroom 2

**ROBERT WILSON AND SON**

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.



### **OUTSIDE**

There is no rear garden but a rear access lane off Galabek Road gives access to 1 and 2 New Street and a property on Drumlanrig Street. Space for the gas cylinders.

Thornhill 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. 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.

### **ROBERT WILSON AND SON**

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.

