



RWS

Robert Wilson & Son
SOLICITORS & ESTATE AGENTS

5 EAST MORTON STREET, THORNHILL, DG3 5LZ

Charming four-bedroom three storey terraced dwellinghouse with original features providing deceptively spacious accommodation. Situated in a desirable location in the heart of Thornhill Village Centre. Pedestrian access from rear. Multipurpose garden area.

Accommodation comprises:-

- Entrance porch
- Living room
- Dining room
- Hallway
- Kitchen
- Shower room
- 4 bedrooms

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

EPC Ref = F

OFFERS OVER £190,000

Entering from East Morton Street through a wooden front door with frosted glass panels into:-

FRONT PORCH

Carpeted. Ceiling light. Curtain rail with curtain across the door. Further wooden door with glass panels into:-

HALLWAY

Straight ahead is upstairs or to the left is:-

SITTING ROOM 4.362M X 3.797M.

Carpeted. Built in cupboard and shelf unit. Stone mantelpiece and electric stove (check it works). Single CHR. Ceiling Light. Curtains (ask if included). Front facing double glazed PVC windows. Power points.

DINING ROOM 3.569M X 3.681M.

Two wooden doors with frosted glass panels. Wooden floor. Built in shelving unit. Rear facing PVC double glazed window with fitted blinds. CHR. Ceiling light. Power points.

Back into the entrance hallway. Further along is CHR. Large storage cupboard.

Straight ahead into

KITCHEN 3.486M X 2.868M.

carpeted. Double fridge freezer (check this is included). Fitted eye level and floor level cupboard units. Washing machine (check included). Beko Double oven with hob. Zanussi extractor fan. Ceiling lights. Single CHR. Rear facing PVC double glazed window. Wooden back door with glass panel which leads out to the garden. Curtain rail and curtain. One of the walls is completely tiled. Power points.

Back into the hallway and up the carpeted ornate staircase to

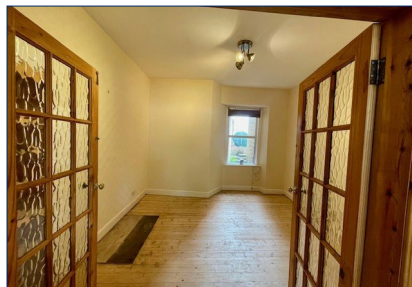
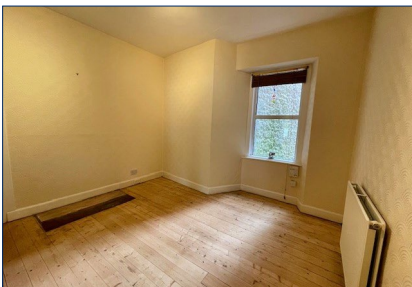
BATHROOM 2.764M X 3.627M.

Carpeted. Walk in shower with dual head shower. WC. Wash hand basin. Rear facing PVC double glazed window with roller blind. Ceiling light. Single CHR. The wall with the shower is respatex.

Down two steps out of the bathroom and then up five steps to the right is

BEDROOM 1 3.541M X 3.583M.

Rear facing PVC double glazed window. Curtain rail with curtains. Single CHR. Carpeted. Various power points. Ceiling light.



BEDROOM 2

5.630M X 3.915M.

Three PVC front facing double glazed windows with wooden casing. Curtain rails. Ceiling light. Single CHR. Various power points.

Further up the stairs to the third floor there is velux window and upstairs landing with single CHR.

BEDROOM 3

3.132M X 3.578M. SINGLE CHR.

Carpeted. Rear facing PVC double glazed window with lovely views. Comb ceiling. Ceiling light. Power points.

BEDROOM 4

3.571M X 4.314M.

Carpeted. Three front facing PVC double glazed windows. CHR. Ceiling light. Power points.

OUTSIDE

Along a short path and up four steps from the back door is the garden. The front part is gravel with the oil tank, whirly gig and wooden flowerbeds. This is enclosed by a wooden fence. Through a wooden gate into a further area with wooden chips and some various other flower beds.

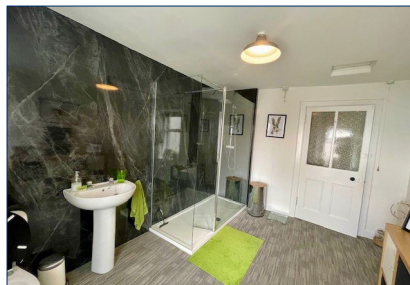
There is also a concrete seating area for alfresco dining. Large stone shed 15m² (work is required to the roof). Rear access onto East Back Street.

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.



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.



CROWN COPYRIGHT © - This copy has been produced from the RGS Digital Mapping System on 07/02/2008 and was made with the authority of Ordnance Survey pursuant to Section 47 of the Copyright, Designs and Patents Act 1988. Unless that act provides a relevant exception to copyright, the copy must not be copied without the prior permission of the copyright owner.

