



Robert Wilson & Son  
SOLICITORS & ESTATE AGENTS



## 4, TOWNHEAD STREET, THORNHILL, DUMFRIESSHIRE, DG3 5NL

Well presented, 2 bedroom, deceptively spacious 2 storey terraced dwellinghouse. Convenient location in the heart of Thornhill village centre. Beautifully laid out rear garden.

Accommodation comprises:-

- Entrance hall
- Sitting Room
- 2 bedrooms
- Large walk-in cupboard
- Shower room
- Kitchen / Dining Room
- Utility Room
- Home Report available.
- Rear garden

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

EPC Ref = E/F

**OFFERS OVER £120,000**

Entering from Townhead through a UPVC front door with a semi-arch shaped glass panel into the entrance hallway. Carpeted. Built-in doormat. Curtain over the door.

**ENTRANCE HALLWAY** **4.93M X 1.97M**

Carpeted. Ceiling light. Single CHR. Under the stairs storage cupboard is the electricity meter.

Right into:-

**SITTING ROOM:-** **5.00M X 3.2M**

Shelved alcove. Carpeted. Dimplex electric fire with wooden mantelpiece. CHR. Front facing UPVC double glazed window. Fitted blinds and curtains. Ceiling light. Smoke alarm.

Entrance hallway into:-

**KITCHEN/DINING ROOM:-**

**KITCHEN IS:- 2.85 X 2.69M**

**DINING SPACE IS:- 3.17M X 2.85M**

**PORCH/UTILITY ROOM:- 2.2M X 2.05M**

Dining room area is carpeted. Large UPVC rear facing double glazed window, with fitted blinds and curtains. CHR. Ceiling light. Sliding wooden door with glass panel from the hallway into the dining room.

Kitchen area has linoleum flooring. Floor and eye level cupboard units. Blomberg double oven with hob. Stainless steel sink a washer unit. Dishwasher. Fitted fridge and separate fitted freezer (side by side).

A wooden door with a glass panel from the kitchen leads into the rear porch/utility room. Linoleum flooring. Rear facing windows. Wooden back door with another glass panel, which leads out into the garden.

**OUTSIDE:-**

Most of the outside area is paved and there is a gravelled area. Ornate flower beds and shrubbery. Garden shed and garden seat. The property is enclosed by a wooden fence and there is access from the front of the property to the rear, without going through the house.

Moving back through to the entrance hallway, up a carpeted staircasewith a single wooden banister, to the upstairs landing, which is also carpeted. Straight through into:-

**BEDROOM 1:-** **2.26M X 3.65M**

Carpeted. Wooden door with a frosted glass panel. Single CHR. Ceiling light. Rear facing UPVC double glazed window with fitted blinds and curtains.



**BEDROOM 2:-**

**2.94M X 5.53M**

Carpeted. Ceiling light, 2 x UPVC double glazed, rear facing windows with fitted blinds and curtains. Single CHR.

To the left right at the end of the upstairs landing:-

**BATHROOM:-**

**3.52M X 1.53 (AT ITS WIDEST)**

Linoleum flooring. Electric Mira Sport shower with shower screen. Built-in floor level cupboard units with a porcelain sink/basin. WC. Fitted mirror. Single CHR. Rear facing UPVC double glazed window with curtains.

Opposite the bathroom:-

**WALK-IN CUPBOARD/**

**4.29M X 1.07M**

Box Room:-(description in Home Report)  
The walk-in cupboard could be used as storage.

There is also a separate cupboard that houses the hot water tank and boiler.

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.



**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.

