



Robert Wilson & Son
SOLICITORS & ESTATE AGENTS



98 DRUMLANRIG STREET, THORNHILL, DG3 5LU

An opportunity to purchase a deceptively spacious two-bedroom link detached traditional sandstone dwellinghouse in the heart of Thornhill village centre. The property benefits from a generous two storey outbuilding and front and rear access.

- Entrance porch
- Entrance hallway
- Bathroom (downstairs)
- Kitchen
- Livingroom
- 2 bedrooms (1 en-suite)

VIEWING:- Contact selling agents
on 01659 50251 or 01848 330251
for an appointment to view.

EPC ref: F

OFFERS OVER £195,000

DOWNSTAIRS:

BACK PORCH: 2.585M X 2.024M

Wooden backdoor with ornate glass panel and letter box, leads out into the rear courtyard.

Wooden laminate flooring. Two front facing sash windows. Wood burning stove. Stone fireplace and mantelpiece. Double CHR. Ceiling spotlight. Rear facing wooden sash window. Wooden door which leads out into the front porch and the wooden front door. Space in the front porch for coats.

Wooden backdoor leads out into the driveway. There is another wooden door with a glass panel, which leads out into the rear garden.

Fitted storage cupboard. Space for coat hooks. Space for shoes.

Frosted wooden window which looks into the downstairs bathroom.

There is a small hallway from the porch that leads to a:

Carpeted staircase with wooden banister. Velux ceiling window. Wall mounted lights.

ENTRANCE HALLWAY

Wooden look laminate flooring. Wall light. Ceiling light. Various power points. Smoke alarm. Walk-in, built-in storage cupboard.

Through to the right is the:

BATHROOM 2.516M X 1.674M

Tiled floor. Bath with shower unit. Porcelain WC. Sink unit. Frosted glass window which looks out into the porch area. CHR. Towel rail.

Moving from the Entrance hallway to the:

KITCHEN 2.889M X 2.448M

Tiled floor. Single CHR. Floor and eye-level cupboard units. Porcelain sink with stainless steel mixer tap. Various shelving units. IGNIS oven and hob. Front facing wooden sash windows. Ceiling mounted clothes airer (Pulley). Space for white goods.

Coming out of the kitchen and on the right is the:

LIVINGROOM 5.047M X 3.580

Wooden laminate flooring. Two front facing sash windows. Wood burning stove. Stone fireplace and mantelpiece. Double CHR. Ceiling spotlight. Rear facing wooden sash window. Wooden door which leads out into the front porch and the wooden front door. Space in the front porch for coats.

UPSTAIRS:

Upstairs landing to the right is:

BEDROOM 1 2.794M X 4.217M

Carpeted. Ceiling light. Front facing uPVC double glazed windows with fitted blind and curtain rail. There is an alcove with built-in shelf unit. Built-in wardrobe. Single CHR. Various power points.



Further along the upstairs landing is:

BEDROOM 2 **4.939M X 3.592M**

Wooden look laminate flooring. Front facing uPVC double glazed window with fitted blind and curtain rail. Built-in wardrobes. Fireplace with mantelpiece. Ceiling light. Various power points. Ceiling window. Double CHR.

ENSUITE **(1.062M X 2.813M)**

Electric Aquatronic Ultra4 shower. WC. Fitted porcelain sink unit. Hand rail. CHR. Tiled flooring. Ceiling spotlights.

OUTSIDE:

OUTBUILDINGS **6.224M X 2.839M**

Stove. Water supply. Power supply. WC and Shower. Upstairs access. Floored and carpeted. Water tank for shower in upstairs. Storage space.

ADJOINING OUTBUILDING (NEXT DOOR)

Currently no access through the two outbuildings. Also has downstairs and upstairs large open space for a workshop.

Thornhill is about fourteen miles from Dumfries, forty four miles from Ayr and Carlisle and about one and a half hour's motoring from Glasgow and Edinburgh. Thornhill has Wallacehall Academy taking pupils to sixth year standard, Bank of Scotland, Post Office, Police Station, the usual tradesman, Pharmacy, Health Centre, Squash Court, eighteen hole Golf Course, Bowling Green, All weather/floodlit Tennis Courts, Three Hotels, Public House, Church and Community Centre. New schools opened recently with accommodation for nursery children, primary and secondary school pupils.



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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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