



Robert Wilson & Son  
SOLICITORS & ESTATE AGENTS



## 1 DRUMSHINNOCH BRAE, THORNHILL, DG3 5EQ

A rare opportunity to purchase an enchanting end-terraced cottage which forms part of a courtyard development of 8 properties. Stunning views over the Southern Upland hills, Dalveen pass and Nith Valley. The property benefits from an integral garage and additional parking space in nearby car park, beautifully landscaped rear garden and access to communal open spaces.

The property also benefits from Full Fibre High Speed Broadband.

- Entrance hall
- Lounge/study/additional bedroom
- Livingroom
- Kitchen/dining room
- Conservatory
- Bathroom
- 2 en-suite bedrooms

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

EPC ref: E

**OFFERS OVER £230,000**

The property is a short approximately 2 ½ mile drive from Thornhill on the way to the Dalveen pass. A single track road leads to the development. From the car park there is a short distance to the courtyard.

The front door is a traditional wooden design with 9 glass panels and a letterbox. There is an outside light at the front door.

The front door leads straight into the living room.

Entering through the traditional style composite side door, with opaque glass panel and cat flap into:-

**ENTRANCE HALLWAY: 4.624M X 1.58M**

Tiled floor. Opaque ceiling windows. Cupboard unit with integrated washing machine. Option for sink unit as this has plumbing giving potential use as utility room. CHR. Door from entrance hallway into the garage.

To the left into:-

**STUDY/LIVINGROOM/BEDROOM 3.83M X 3.206M**

Laminate flooring. Strip halogen ceiling lights. Two double glazed uPVC windows, looking out into the conservatory. Fitted display bookshelves. Single CHR. Power points. TV socket.

Moving on from Study/Livingroom/Bedroom back into the entrance hall and through to the:-

**CONSERVATORY 5.651M X 2.1M**

Conservatory is surrounded by uPVC double glazed windows. Respotex roof. Tiled floor. TV point. Underfloor heating. Power points. Overhead fan. Double patio doors to the left which lead out to the shared open space. Single UPV door which leads out into private rear garden.

**REAR GARDEN:-**

The garden is a terraced landscaped design which offers privacy whilst making the most of the fantastic views. Gravelled with shrubbery and flower beds. Patio tiled area. Greenhouse with water and power. Wood storage. There is a gate which leads out to the side of the shared garden area. Porcelain outside sink. There is a further gate at the bottom of the garden which also leads out into the shared garden. Three gates in total. The terraced design allows you to descend the garden which is peppered with additional patio areas. Fruit cage at the bottom of the garden. Garden shed. Seating area with views over the Southern Upland hills.

Moving from conservatory back into the entrance hallway through a wooden door with 15 glass panels into the:-

**KITCHEN/DINING ROOM 4.00M X 4.443M**

Tiled floor. Floor and eye level cupboard units. Integrated larder and fridge. Cupboard space. Large walk in pantry. Integrated microwave/dishwasher. Range cooker with triple oven. Hob. Stainless steel sink/drainage unit. Rear facing double glazed sash windows which look out onto the garden and to the Southern Upland hills.

Two tiled steps leading into the:-

**LIVING ROOM 5.731 X 4.366M**

Carpeted. Ceiling light. Two front facing uPVC sash windows. Power points. Wooden front door with glass panels, which leads into the living room. Multi-fuel stove with sandstone fireplace and wooden mantelpiece. Double CHR. Net blinds and curtain rails.

From the living room, back down two steps into the kitchen and into another hallway. Carpeted. Single CHR. Interlinked smoke alarms throughout. To the left is the:-

**BATHROOM 1.841M X 3.165M**

Vinyl flooring. Bath with Max Inspiration electric shower. Fitted mirror. Washbasin. WC. Single CHR. Rear facing double glazed sash window with frosted glass. Heated towel rail. Ceiling light.



Back into the entrance hallway and up two steps on the right is:-

**BEDROOM 1** **4.234M X 3.315M**

(Master Bedroom) (doesn't include fitted wardrobe)  
Carpeted. uPVC sash windows. Fitted dressing unit. Drawer space. Mirrored sliding door wardrobes. Additional fitted wardrobe. En-suite. Fitted bedside lights with dimmer switches. Double CHR.

**EN-SUITE** **(1.74M X 1.48M)**

Mains shower. Fitted mirror. Heated radiator towel rail. WC. Wash hand basin.



Back into the hallway and into:-

**BEDROOM 2** **2.756M X 4.173M**

Carpeted. Fitted wardrobe and drawers.

**EN-SUITE** **(1.75M X 1.51M)**

Fitted shower. Heated radiator towel rail. WC. Wash hand basin. Fitted mirror. Ceiling sport lights. Single CHR.

**GARAGE**

Double doors from the front of the house giving access to good sized garage with space for a workbench with multiple power points fitted, as well as strip lighting. There is venting for a tumble dryer and space for a deepfreeze. The Oil boiler is situated in the garage and there is a floored loft above with good storage space. There is interior access from the house into the garage.



**OUTSIDE AREAS**

The property benefits from the car parking space tinted blue on the plan. The property also benefits from communal access rights to the areas tinted yellow on the plan.

**FURTHER INFORMATION**

The courtyard was developed circa 43 years ago from an original farmhouse and steading range. Drumshinoch Brae now provides a select development taking advantage of the character of the buildings and its unique setting to form a charming small community.



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 a 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, Hotels/B&Bs, Public House, cafes, a Church and Community Centre. Wallace Hall has a well respected school that accommodates 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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