



Robert Wilson & Son
SOLICITORS & ESTATE AGENTS



15 WAUGH PLACE, THORNHILL, DUMFRIESSHIRE, DG3 5PJ

Attractive 2 bedroom semi-detached two storey dwellinghouse in sought-after residential development near Thornhill village centre. Spacious living spaces. Off street parking. Chain free.

Accommodation comprises:-

- Vestibule
- Sitting room
- Dining kitchen
- Downstairs toilet
- 2 bedrooms
- Upstairs showerroom
- Front and rear gardens
- Fully double glazed
- Off street parking
- Home Report available.

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

EPC ref: D

OFFERS OVER £ 145,000

Entering from Waugh Place up the path to the front door through a UPVC front door with ornate glass panels into:-

ENTRANCE HALLWAY

Single CHR. Ceiling Light. Hatch to the attic.

To the left is

TOILET

Single CHR. WC. Porcelain wash basin. Towel rail. Fitted mirror. Front facing UPVC double glazed window.

Through a wooden door with fifteen glass panels into

LIVINGROOM

5.220M X 4.197M

Carpeted. Ceiling Light. Multiple power points. Double and Single CHR. Curtains. Front Facing UPVC double glazed window. Wall mounted stands. Walk-in under stair storage cupboard.

KITCHEN

5.210M X 3.002M

Lino flooring. Single CHR. Floor and eye level cupboard units. Space for white goods. Stainless steel sink unit. Valliant boiler. Various power points. Strip ceiling light. Rear facing UPVC Double glazed window with curtains. UPVC rear facing back Door with frosted glass window.

Back into the living room and up the carpeted staircase with stairlift. Wooden banister on left hand side.

UPSTAIRS LANDING

Ceiling light. Hatch into the attic.

SHOWER ROOM

2.084M X 2.101M

Lino flooring. Electric Mira Sprint Eco Shower. Shower screen. Wash basin. WC. Single CHR. Rear facing UPVC frosted glass Window with curtains. Wall mounted mirrored cupboard. Extractor fan.



BEDROOM 1

3.017M X 3.245

Carpeted. Rear facing UPVC double glazed window. Fitted Cupboard with clothing rail. Ceiling light. Single CHR. Various Power points.

Back into the entrance hallway into

BEDROOM 2

4.134M X 3.302M

Carpeted. One large walk in cupboard with light (0.988m x 1.671m). Front facing UPVC double glazed window with curtains and fitted blinds. Ceiling Light. Various power points. Double CHR. Fitted cupboard with clothing rail.

OUTSIDE

Rear tiered garden. Paving and gravel. Garden Shed. Ten step up to a grassed area with whirligig. Two greenhouses. Flower beds. Path leads round to the front garden. Beautifully laid out with grass and shrubbery. Paved driveway. Garden shed.

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 Wallace Hall Primary and Wallace Hall Academy which is a prestigious School of Ambition taking pupils to sixth year standard. It also has the following amenities:- Bank of Scotland, Post Office, Police Station, Pharmacy, Health Centre, Squash Court, eighteen hole Golf Course, Bowling Green, all weather/floodlit Tennis Courts, Three Hotels, Public House, Church and Community Centre. There are many opportunities locally for country pursuits (e.g. riding, fishing and cycling).



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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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