



Robert Wilson & Son
SOLICITORS & ESTATE AGENTS



14 BLACKRIG, THORNHILL, DUMFRIESSHIRE, DG3 4LN

Deceptively spacious semi-detached two storey dwellinghouse in popular residential area of Thornhill. Accessible property with bedroom and bathroom at ground level. Plenty of storage space. In need of refurbishment but plenty of potential.

Accommodation comprises:-

- Entrance hallway
- Living room/dining room
- Kitchen
- 3 Bedrooms – one downstairs
- Bathroom
- Home report available

Contact selling agents on
01848 330251 for an appointment
to view. Viewing strictly by
appointment only.

EPC ref: D

OFFERS IN THE REGION OF £105,000

Entering from Blackrig up a paved pathway and through a wooden front door into:-

ENTRANCE HALLWAY

Single CHR. Coat Hooks. Light fitting. Smoke alarm. Shelved storage cupboards. Under stair storage cupboard.

Moving through to the left into:-

DINING KITCHEN **4.782M X 2.188M**

Some cupboard units at floor and eye level. Stainless steel wash hand basin. Two front facing UPVC double glazed windows with net curtains. Breakfast bar. Sliding door from kitchen into:-

LIVINGROOM **3.323M X 4.425**

Double CHR. Ceiling Light Fitting. Rear facing UPVC double glazed window. Various power points. Further door from kitchen back into hallway.

BACK PORCH

Door from living room leads into porch. Back door with glass panel allowing access to the rear garden.

Back into the hall and straight ahead into:-

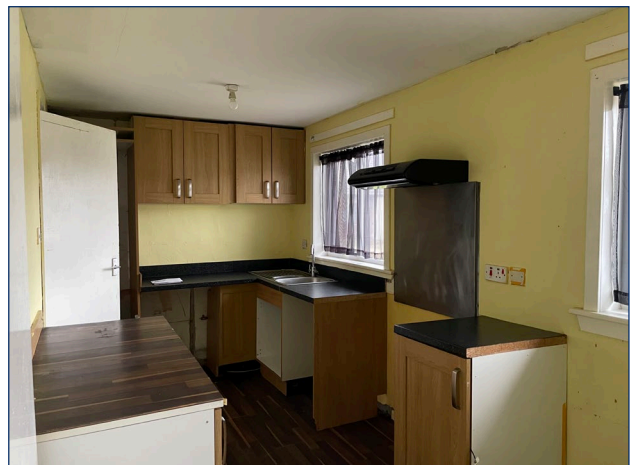
BATHROOM **1.772M X 1.782M**

Bath. Mira Sport Electric Shower. Porcelain wash basin. Fitted mirrored unit with shelves. WC. Rear facing UPVC frosted double glazed window. Single CHR.

Back into entrance hallway and into

BEDROOM 1 **3.435M X 2.497M**

Single CHR. Rear facing UPVC double glazed window. Ceiling light. Power points.



Stairs with wooden banister leading to:-

UPSTAIRS LANDING

Velux ceiling window. Storage cupboard.

To the left is:-

BEDROOM 2 2.697M X 4.757M (AT ITS WIDEST)

Hatch into attic. Single CHR. Two double glazed velux windows. Walk in wardrobe with storage space. Various power points.

BEDROOM 3 2.821M X 2.678M

Ceiling Light. Various Power Points. Large double glazed velux window.

OUTSIDE

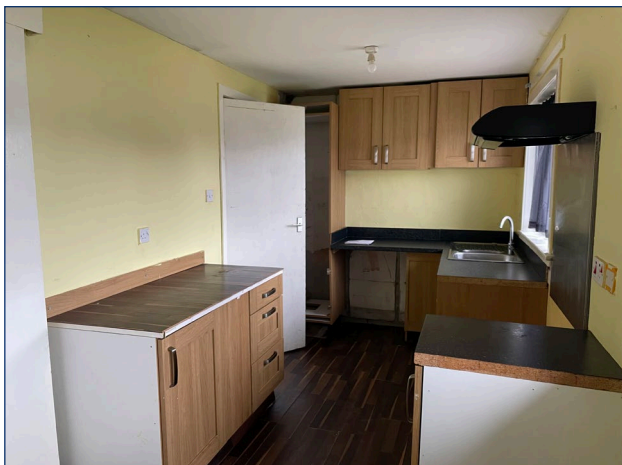
Outside there is a path from the front round the back with grassed area to the side and the rear. Two outdoor storage cupboards (one of which is fitted with a key lock) suitable for storing garden supplies, bicycles etc.

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 school buildings are currently being constructed and these are scheduled for completion in approximately 2 years time.

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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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