W&H
Williamson
& Henry
Solicitors & Estate Agents

THE HAVEN

KEIR MILL, THORNHILL, DG3 4DE

Well-proportioned 3 bedroom bungalow in quiet rural village location 3.5 miles away from Thornhill and 14 miles from Dumfries.

Accommodation:

Ground Floor:
Entrance Vestibule
L Shaped Reception
Hallway
Sitting Room
Kitchen
Rear Porch
Bathroom
3 Bedrooms

Outside:
Garden
Garage

Thornhill is located in a scenic part of rural Dumfries and Galloway, steeped in history with quiet country lanes and heritage trails. Thornhill itself is vibrant and bustling with a multitude of local amenities, independent retail outlets such as, Thomas Tosh Café and art gallery, library, reputable secondary school, sporting facilities (including golf course, Bowling Green, tennis and squash courts).

Drumlanrig Castle & Gardens is only 4 miles away from Thornhill and has a number of pleasant woodland walks (suitable for dog walkers) and shop/café/adventure playground. The River Nith and surrounding area is renowned for salmon and trout fishing.

ACCOMMODATION

Entered through wooden glazed door into:-

ENTRANCE VESTIBULE **1.28m x 1.28m**

Bright entrance vestibule. Fitted carpet. Wall mounted cupboard housing electric meter and fusebox. Ceiling light. Wooden 15 pane obscure glazed door leading into:-

L SHAPED RECEPTION HALLWAY **4.36m x 1.28m lengthening to 4.06m x 1.28m**

Two built in cupboard providing useful additional storage. Radiator. Two ceiling lights. Doors leading off to all ground floor accommodation. Fitted Carpet.

SITTING ROOM **5.21m x 5.45m**

Bright, spacious reception room with ample natural light from hardwood double glazed windows to front with curtain track and curtains above. Radiator. TV aerial point. Feature fireplace with gas fire and tiled hearth and wooden mantel above. uPVC double glazed doors leading out to patio. Ceiling cornicing. Ceiling light. Smoke alarm. Carbon monoxide detector. Fitted Carpet.

KITCHEN **3.52m x 4.49m**

Good sized Kitchen located to the rear of the property overlooking garden to rear and neighbouring farmland to side. Fitted kitchen units with laminate work surfaces. Stainless steel sink with mixer tap and drainer to side. Hardwood double glazed window to rear and further hardwood double glazed window to side. Space for cooker. Space for Fridge freezer. Plumbing for washing machine. Tiled from floor to ceiling. Fluorescent strip light. Loft access hatch. Ceramic tiled floor. Wooden glazed door leading to:-

REAR PORCH

Solid wooden stable style door leading out to garden. Hardwood double glazed window with deep sill beneath overlooking garden and across farmland beyond. Wall light. Ceramic tiled floor. Tiled from floor to ceiling.

DOUBLE BEDROOM 1 **2.74m x 3.80m**

Front facing double bedroom with ample natural light. Fitted carpet. Radiator. Built in double wardrobe with hanging rail.

BATHROOM

Contemporary bathroom with suite of white wash hand, W.C. and kidney shaped bath with curved shower screen and mains shower above. Respatex style wall paneling on all walls. Obscure glazed window to rear. Radiator. Tile effect flooring. Recessed LED ceiling spotlights.

DOUBLE BEDROOM 2 **2.82m x 4.11m**

Front facing. Hardwood double glazed window to front with curtain track above. Built in double wardrobe with hanging rail. Radiator. Ceiling light. Fitted carpet.

DOUBLE BEDROOM 3 **4.67m x 1.66m**

Further front facing double bedroom with two built in wardrobes with hanging rail and shelving. Hardwood double glazed window with curtain track above. Radiator. Fitted carpet.

Outside

Fully enclosed garden with off street parking and fine views across farmland to side.

GARAGE

Concrete floor. Power. Lighting. Built in work benches. Lathe.

BURDENS

The Council Tax Band relating to this property is E.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is F.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, and mains drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting our office.

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website https://www.williamsonandhenry.co.uk/property/ and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

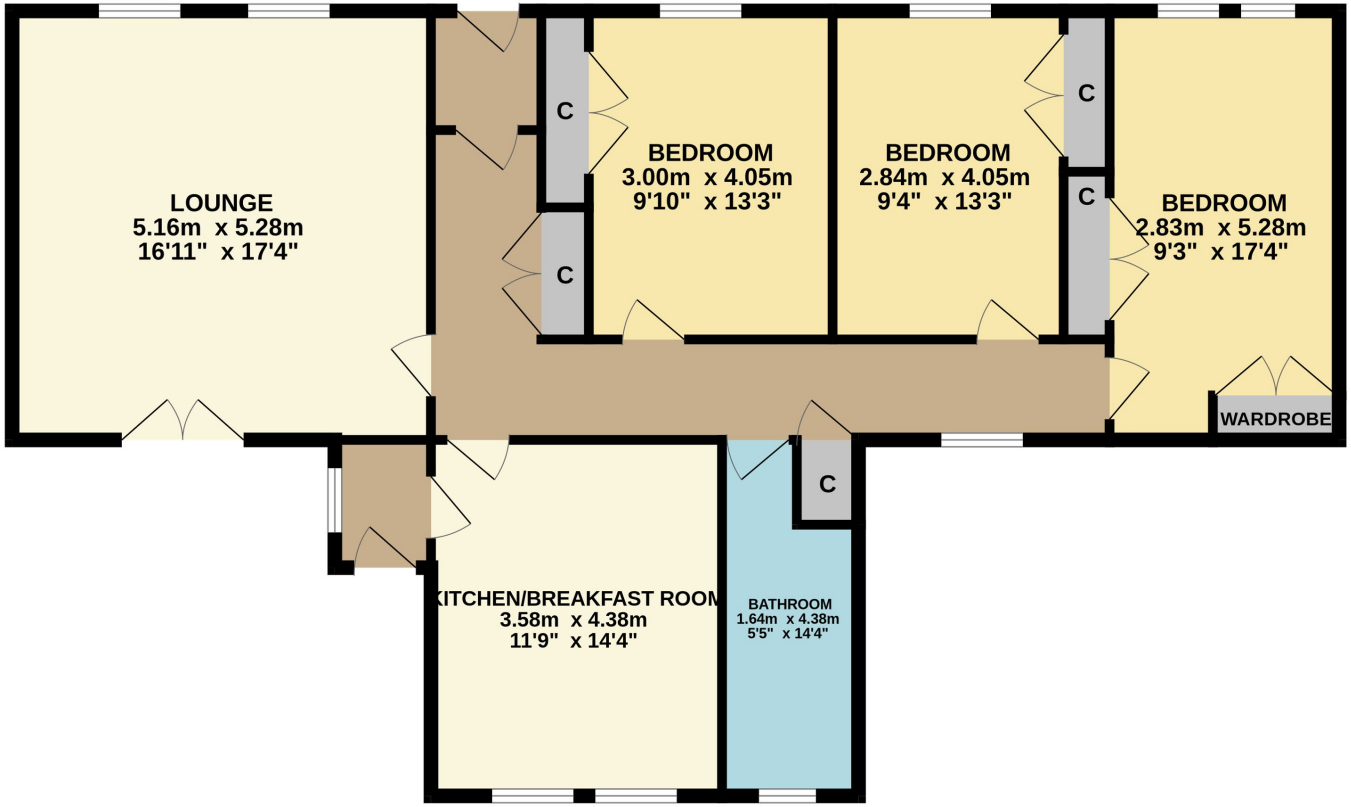
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/SOUTC01-01

Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore to be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

GROUND FLOOR



PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
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