



Robert Wilson & Son  
SOLICITORS & ESTATE AGENTS



## 7 BUCCLEUCH CRESCENT, THORNHILL, DG3 5AW

Attractive semi-detached bungalow with a sizeable private garden. This charming semi-detached bungalow offers comfortable, single-level living in a quiet residential setting offering the perfect property for first time buyers or as a retirement property. Convenient location on the outskirts of Thornhill.

- ENTRANCE HALL
- KITCHEN
- LIVINGROOM
- 2 BEDROOMS
- BATHROOM
- BACK PORCH
- HOME REPORT AVAILABLE

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

**OFFERS OVER £137,000**

EPC Ref = F

Entering from Buccleuch Crescent up a paved pathway up four steps into:-

### ENTRANCE PORCH

Carpeted. Ceiling light.

Through a wooden door with glass panels into:-

### HALLWAY

Carpeted. Single CHR. Ceiling light. Walk-in good size storage cupboard which has shelves and coat hooks.

To the left is:-

### BEDROOM 1

**2.818M X 2.765.**

Carpeted. Front facing UPVC double glazed window. Curtains. Various power points. Walk-in wardrobe with hanging rail.

Back into the entrance hallway and to the right is:-

### LIVING ROOM

**AT ITS WIDEST 3.512M X 4.267M.**

Carpeted. Wooden mantelpiece with Baxi gas fire. Front facing UPVC large double glazed window. Double CHR. Ceiling light. Smoke alarm.



Back in to the entrance hallway and further to the right is:-

### BEDROOM 2

**2.780M X 3.669M.**

Carpeted. CHR. Built-in wardrobe with stop cock. Rear facing UPVC double glazed window with curtains.

Back into the entrance hallway and straight ahead into:-

### BATHROOM

**1.711M X 1.951M.**

Laminate tile look flooring. Tiled walls, Triton Jade 2 Electric Shower. Rear facing single UPVC double glazed frosted window. WC. Wash hand basin. Bath. Single CHR. Ceiling Light. Extractor fan.

From the entrance hallway into:-

### KITCHEN

**2.616M X 3.680M**

Laminate tile look flooring. CHR. Floor and eye level cupboard units. Space for white goods. Single Beko oven and hob. Rear facing UPVC double glazed window. Plastic sink.

Large walk-in







#### **PANTRY**

**1.400M X 1.500M.**

Shelves. Ceiling light. Hatch in to attic. Fuse box.

Through a wooden door with frosted glass panels into

#### **BACK PORCH**

**1.375M X 1.248M.**

Tiled. Various coat hooks. UPVC back door with frosted glass window into the garden. Outside lights.

#### **OUTSIDE**

Down one step into the back garden. Tiled patio. Rock garden. Shed. Wooden fence with a gate that leads round the front. Various shrubbery. Thoughtfully laid out for easy maintenance. The garden is securely fenced. There is a gate which leads into the second part of the garden which is also enclosed. LPG gas tank. Various shrubs and a washing line. Views over the fields to the back.

Thornhill is sought after village 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 Police Station, the usual tradesmen, Pharmacy, Health Centre, eighteen

hole Golf Course, Bowling Green, All weather/floodlit Tennis Courts, Hotels/B&Bs, book shop, craft shop, 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.

#### **ROBERT WILSON AND SON**

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, any alarm systems or build in kitchen appliances. These items must be accepted by the purchaser in their present condition.

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