



Robert Wilson & Son  
SOLICITORS & ESTATE AGENTS



## **CARRONLEA, 5 BRIARBUSH, PENPONT, THORNHILL, DG3 4LX**

Located on the outskirts of the peaceful village of Penpont, this 2 bedroom mid terraced two story dwellinghouse offers a convenient location close to local amenities. The property benefits from an enclosed rear garden. Some upgrading is required but offers the opportunity for the buyer to add their own unique touches.

Accommodation comprises:-

- LIVING ROOM
- KITCHEN
- REAR PORCH
- DINING ROOM
- SHOWER ROOM
- 2 UPSTAIRS BEDROOMS
- HOME REPORT AVAILABLE.

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

EPC Ref = F

OFFERS IN THE REGION OF £95,000

Entering from the main road through a metal gate up two steps to a double glazed front door with door knocker. Entering into:-

### ENTRANCE HALLWAY

Tiled. Ceiling light. Various electric meters.

Moving through to the left into

### LIVING ROOM **3.693M X 3.714M.**

Carpeted. Ceiling light. Electric stove with a tiled mantle piece. Ceiling light. Front facing PVC panelled double glazed window.. Curtains and blinds. Power points.

Moving through from the living room to the

### KITCHEN **1.856M X 3.215M.**

Tiled flooring. Cupboard under the stair that could be used as a pantry or storage cupboard. Hatch through to the dining room. Floor and eye level cupboard units. Space for white goods.

Cannon Hot Point double oven with hob. Drying rack. Ceiling light. Power points. Rear facing PVC panelled double glazed window. Rear facing PVC panelled frosted glass door.

Moving through into

### REAR PORCH **1.227M X 1.872.**

Power points. Enclosed in PVC double glazed windows with a polycarbonate roof. Sliding doors that lead out to the rear garden. Tiled.

Moving back into the living room and then through into

### DINING ROOM **2.756M X 2.863M.**

Carpeted. Ceiling light. Curtains. Front facing PVC panelled double glazed window. Power points. Hatch through to the kitchen.



Back into the entrance hallway and up the stairs which is carpeted. Wooden banister and a stair lift. The upstairs landing is carpeted. Through to your right is:-

**BATHROOM 1.859M X 1.654M.**

Heated towel rail. Porcelain wash hand basin. WC. Mera Sport electric shower. Rear facing PVC panelled double glazed window with roller blind.

Moving in to:-

**BEDROOM 1 2.952M X 2.735M.**

Carpeted. Ceiling light. Wooden roof velux window with fitted blind. Power points.



**BEDROOM 2**

**3.694M X 3.450M.**

Carpeted. Ceiling light. Walk in wardrobe with shelved units. Front facing PVC panelled double glazed window. Ceiling light, Power points.

**BACK GARDEN**

Gravelled. Fully fenced with gates at either side. There may be rights of access over the garden to the passage to the east of the property. Wooden shed at the bottom of the garden. Wall that separates the garden from a neighbouring field.

The property is located at the edge of the village of Penpont, approximately two miles from the town of Thornhill. The village itself benefits from local shop, tea room, motor garage and primary school. The recently created cycle path from Penpont to Thornhill creates a safe and convenient passage from the two villages and there is also as a bus service to and from Thornhill and beyond.



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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.



Thornhill is a sought after small community which has a Bank of Scotland, Post Office, Police Station, Doctors surgery, Dental surgery, Boots chemist, Squash court, 18 hole golf course, Bowling green, all weather and floodlit Tennis courts, Hotels, Public Houses, Coffee shops, a Church and Community Centre. The Wallace Hall School takes pupils from Nursery to Sixth year secondary. It has an excellent reputation with places there eagerly sought. There are many opportunities nearby to enjoy country pursuits such as fishing, cycling and walking. Thornhill is approximately 14 miles from the nearest large town of Dumfries with regular public transport links.

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