



Robert Wilson & Son
SOLICITORS & ESTATE AGENTS

2 DRUMLANRIG STREET, THORNHILL, DG3 5LL

Opportunity to purchase a terraced bungalow in a sought after and convenient location at the heart of Thornhill village centre. The property benefits from front and rear access. Some modernisation required but the property has plenty of potential.

Accommodation comprises:-

- ENTRANCE HALL
- LIVINGROOM
- BATHROOM
- KITCHEN
- 2 BEDROOMS
- HOME REPORT AVAILABLE.



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

EPC Ref = B

OFFERS IN THE REGION OF £100,000

Entering from Drumlanrig Street up one step through a wooden front door with letter box. Heating is provided by a mix of high heat retention heaters and electric panel heaters.

ENTRANCE HALLWAY

Recessed doormat. Housing for electric meters.

Through a further wooden door with two frosted glass panels into

Hallway Carpeted. Heater. Hatch into attic. Two ceiling lights. Smoke alarm. Ceiling window to let in some light.

Door to the left into

BEDROOM 1 3.571M X 4.097M.

Carpeted. Heater. Fireplace. Tiled Mantlepiece. Front facing UPVC double glazed windows. Ceiling light. Powers points.

Back into the entrance hallway and a further door on the left into

BEDROOM 2 3.604M X 3.697M (AT ITS WIDEST).

Carpeted. Ceiling light. Heater. Built in storage cupboards. Rear facing UPVC double glazed window. Shelved storage cupboard. Fitted blinds. Power points.

BATHROOM 1.938M X 1.730M.

Bath. Side facing UPVC double glazed window with roller blind. WC. Wash hand basin. Shower Curtain. Mains shower.

LIVING ROOM 4.017M X 3.855M (AT ITS WIDEST).

Carpeted. Heater. Open fire with tiled fireplace. Shelved storage cupboard. Ceiling light. Smoke alarm. Rear facing UPVC double glazed window. Sliding wooden door into the kitchen. Power points.

KITCHEN 1.763M X 4.183M.

Vinyl flooring. Heater. Floor and eye level cupboard units. Blomberg oven and hob. Space for white goods. Stainless steel sink. Two side facing UPVC double glazed windows with fitted curtain. Back door that leads to the garden. Power points.

OUTSIDE

Old coal bunker. Fences separating the property from the neighbours. Concrete. Solar panels. Gate with rear access onto Back Lane.

Thornhill is a sought-after small community which has a 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. Drumlanrig Castle & Gardens are only 4.1 miles away and is a popular tourism spot. The Wallacehall 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 cycling, walking and fishing, due to the nearby River Nith and tributaries.

