



Robert Wilson & Son  
SOLICITORS & ESTATE AGENTS



## **MARNOCK, DUNREGGAN, MONIAIVE, DUMFRIESSHIRE, DG3 4HH**

An opportunity to purchase a deceptively spacious mid terraced cottage with plenty of potential in the quaint conservation village of Moniaive amidst attractive countryside. Good sized rear garden. Access from the rear through a side gate to the front of the property.

Accommodation comprises:-

- ENTRANCE HALLWAY
- LIVING ROOM
- KITCHEN
- SPACIOUS DOWNSTAIRS BEDROOM
- BATH ROOM
- ATTIC SPACE

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

EPC Ref = E

OFFERS OVER £140,000

Entering from the road up a path to the front door which is UPVC with a letterbox and ornate glass panels into

**ENTRANCE HALLWAY** **1.09M X 1.93M.**

Wooden floor. Single Central Heating Radiator (CHR). Ceiling light. Cupboard housing the electrics. Smoke alarm. Shelf with coat hooks.

**LIVING ROOM** **4.923M X 3.543M.**

carpeted. Two ceiling lights. Front facing wooden double-glazed windows with curtains. Two double CHRs. Power points. Up a step to UPVC double glazed patio doors with curtains, which lead onto a patio.

**SECOND HALLWAY** **3.027M X 1.783M.**

Carpeted. Smoke alarm. Ceiling light. Single CHR. Power points. Staircase leading upstairs. Under stair storage cupboard.

**BEDROOM 1** **3.142M X 5.822M.**

Carpeted. Two double CHRs. Ceiling light. Two front facing wooden double glazed windows. Various power points.

**BATHROOM** **1.793M X 3.106.**

Wooden flooring. Tall storage cupboard with shelves. Floor level cupboard with shelves. Porcelain wash hand basin. WC. Bath with a mains shower. Rear facing UPVC double glazed window with a net curtain. Fitted mirror. Heated towel rail.

Up one step into

**KITCHEN** **2.495M X 4.306M.**

Tiled. Floor level cupboard units. Space for cooker and white goods. Stainless steel sink. Power points. Front facing UPVC double glazed windows. UPVC back door with glass panel.



Moving upstairs to the attic space via wooden staircase with bannisters to:-

### UPSTAIRS LANDING

Small ceiling window. Ceiling light. Smoke alarm.

To the right is

### SPACE 1 **3.007M X 5.427M.**

Carpeted. Power points. Further wooden ceiling window. Telephone point. Coat hook on back of wooden door.

Moving through to the left is

### SPACE 2 **2.977M X 3.404M.**

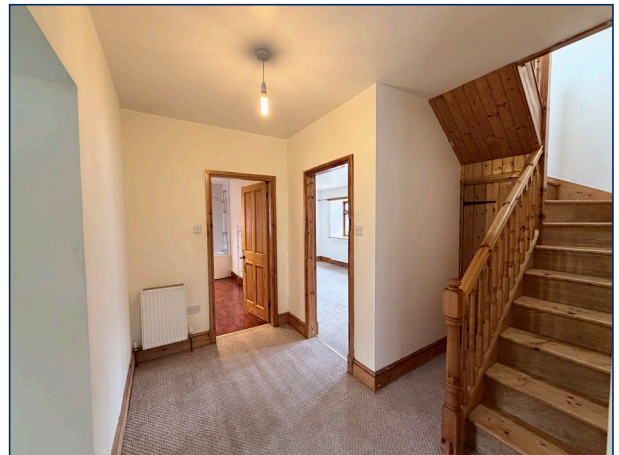
Carpeted. Wooden ceiling window. Access into loft space. Coat hooks on the back of wooden door. Wall mounted light. Power points. TV point.

Back down stairs through the kitchen into

### GARDEN

Directly outside the patio doors is a paved area which would be perfect for alfresco dining and could create an open indoor/outdoor space. Beyond the patio flower beds surround a grassed area. A path leads around to the side of the property and provides access to the main street. The neighbours also have access over this path.

Oil tank. Garden shed. Outdoor locked storage cupboard for the boiler apparatus and hot water tank. The boiler was renewed in 2023.



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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.



Moniaive is a historic, vibrant village known for its arts scene, heritage, and as a "Hill of Streams." The village is situated about 8 miles from Thornhill and 16 miles from Dumfries. Moniaive holds many annual festivals including the "Moniaive folk festival" which attracts a number of tourists. The village has a hotel/pub, restaurant, nursery school, primary school, shop, doctors surgery and bowling green.

Nearby 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 a Police Station, the usual tradesman, Pharmacy, Health Centre, Squash Court, eighteen hole Golf Course, Bowling Green, All weather/floodlit Tennis Courts, Hotels, Public Houses, Church and Community Centre. A new Wallacehall Academy opened recently in Thornhill taking pupils from Nursery to Sixth year secondary standard. It has a good reputation and placed there are eagerly sought after.

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