



Robert Wilson & Son
SOLICITORS & ESTATE AGENTS



THE SHIELING, CORSTORPHINE ROAD, THORNHILL, DG3 5NB

Charming two-bedroom detached bungalow set within the highly desirable village of Thornhill, offering spacious single-level living with a private driveway, integral garage, and attractive front and rear gardens. The property benefits from excellent storage throughout and flexible accommodation with potential, subject to the usual planning permissions. Early viewing is highly recommended.

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

EPC Ref = F

OFFERS OVER £195,000

From Corstorphine Road via the driveway and up one step entering through a UPVC front door with frosted glass panels into:-

ENTRANCE HALLWAY **1.5M X 1.5M.**

Tiled floor. Ceiling light.

Through a wooden door with three ornate glass panels into the

HALLWAY **4.808M X 1.236M.**

Carpeted. Ceiling light. Glass hatch into attic. Double CHR. Power points. Wall mounted light. Walk in shelved storage cupboard with hang rail and pull on light fitting.

LIVING ROOM/DINING ROOM **3.640M X 6.065M.**

Carpeted. Front facing wooden double glazed windows with fitted blinds and curtains. Rear facing wooden double glazed window with curtains. Tiled open fireplace. Power points. TV point. Telephone point. Two double CHRs under each window. Moving from the living room back into the entrance hallway into

KITCHEN **2.928M X 3.011M.**

Padded linoleum flooring. Floor and eye level cupboard units. Double CHR. Newhome Stoves oven and hob. Rear facing single glazed wooden window with roller blind. Washing machine. Fridge. Integral freezer (not in working order). Half tiling above all the kitchen surfaces (up to the eye-level units). Power points. Door leading to the garden.



BATHROOM

2.176M X 2.475M.

Linoleum flooring. Bath. Mains shower. Porcelain wash basin. WC. Wall mounted shelf unit with mirrors. Ceiling light. Front facing frosted UPVC double glazed window with roller blind. Double CHR.

To the left is

BEDROOM 1

2.333M X 3.486M.

Built in cupboard for storage with hang rail. Front facing wooden double-glazed window with fitted blinds and curtains. Double CHR. Carpeted. Ceiling light. Power points.

Across the hall to

BEDROOM 2

3.068M X 3.768M.

Carpeted. Ceiling light. Two walk in storage/hanging cupboards. Rear facing wooden double-glazed window with fitted blinds and curtains. Double CHR. Power points. Telephone point.

GARDEN

A path from the front around the side leads to a paved area at the back door. Gravelled area to the left-hand side. Concrete slab patio. Grass with shrubbery and trees. Oil tank. Greenhouse. Shed. Access from to the front round both sides of the property.

GARAGE

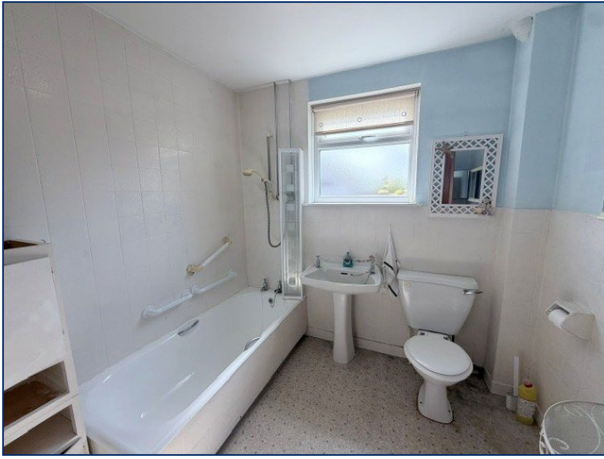
Single garage attached to the property There is also a coal house located to the rear.



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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 lies on the main A76 road approximately 14 miles from Dumfries and 12 miles to Sanquhar which both have rail links to major cities such as Glasgow and Edinburgh. Thornhill 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. The local school Wallace Hall 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.

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