



Robert Wilson & Son
SOLICITORS & ESTATE AGENTS



2 WAUGH ROAD, THORNHILL, DUMFRIESSHIRE, DG3 5PJ

Attractive semi-detached two storey dwellinghouse in sought-after residential development near Thornhill village centre.

Accommodation comprises:-

- VESTIBULE
- SITTING ROOM
- DINING KITCHEN
- DOWNSTAIRS TOILET
- 2 BEDROOMS
- UPSTAIRS SHOWERROOM
- FRONT AND REAR GARDENS
- FULLY DOUBLE GLAZED
- LPG CENTRAL HEATING
- OFF STREET PARKING
- HOME REPORT AVAILABLE.

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

EPC Ref = D

OFFERS OVER £160,000

Waugh Road is a popular residential estate within easy walking distance of Thornhill village centre.

The property is a well presented two storey dwellinghouse and would make the perfect home for a first time buyer, family or for those looking to downsize.

From Waugh Road a paved gravel driveway leads up to the UPVC front door with panel into entrance vestibule.

Wooden door on left into:-

WC

Laminate flooring. WC. Wash Basin. Ceiling light. Central Heating Radiator (CHR). Front facing UPVC double glazed window.

Through a wooden door with 15 glass panels into:-

SITTING ROOM 4.281M X 4.183M (AT ITS WIDEST).

Fitted carpet. Wall mounted log effect electric fire. Ceiling light. Curtains and blinds. Front facing UPVC double glazed window. 2 x CHR. Storage cupboard under stairs. Telephone point. Various power points. Smoke alarm.

Wooden door through to:-

DINING KITCHEN

2.997M X 5.207M.

Part carpeted part linoleum flooring. Two ceiling spot lights. Zanussi double oven and hob (please note the bottom oven is non functioning). Various powerpoints. Stainless steel sink with mixer tap. Zanussi washing machine. Floor and eye level cupboards. Rear facing UPVC double glazed window. Smoke alarm. Viessmann Vitodens 100 central heating boiler. Wooden door with glass panel and cat flap which leads into the rear garden.

From the sitting room a carpeted staircase with wooden banister leads up to the up stair landing with single suspended ceiling light, single power point and access to the attic. Smoke alarm.

SHOWER ROOM

2.111M X 2.086M.

Tile effect flooring. Ceiling light. Shower with shower screen (please note hand held shower is leaking). Mirror. Wash basin. WC. Towel rail. Rear facing UPVC frosted double glazed window with roller blind.

BEDROOM 1

3.026M X 3.259M.

Carpeted. Rear facing UPVC double glazed window with fitted blinds and curtains. CHR. Power points. Built in wardrobe which has a shelf at the top and a rail.

BEDROOM 2

3.283M X 4.149.

Carpeted. Ceiling light. Power points. Front facing UPVC double glazed window with fitted blinds and curtains. Walk in shelved cupboard. Built in wardrobe which has a shelf at the top and a rail.

OUTSIDE

The front garden is gravel with a paved path to the front door and off street parking.

The rear garden is paved and gravelled. Wooden fence enclosing rear garden. Brick wall to the west with trees. Shed.

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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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.

