

83 Drumlanrig Street Thornhill



DRUMLANRIG STREET
83
THORNHILL



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4 bedrooms
2 bathrooms
Offers over £260,000



Overview

83 Drumlanrig Street is a 170-year-old semi-detached sandstone property which has been transformed into a characterful family home while retaining much of its charm and history.

Believed to date from around 1850, the property features a spacious kitchen diner, two bathrooms, four bedrooms, a large workshop, a garden office and extensive outdoor features.

The property is located in the thriving village of Thornhill. Nestled at the foot of the Lowther Hills, around 14 miles north of Dumfries and an hour from Glasgow, the village is well appointed with shops, pubs, restaurants and takeaways and a doctors and dentists. There's fantastic dog walks in the surrounding countryside; sports clubs, including a squash club a few doors down and a well-renowned golf club; mountain biking and hill walking all on the doorstep.

83 Drumlanrig Street is within easy walking distance to all facilities in the village - as well as Wallace Hall Academy, a highly rated and very much in-demand primary and secondary school.







Step inside

A tiled porch area with built-in shelving leads into the property. The cosy living room features a wood burning stove surrounded by a period fireplace, while the dining room and kitchen have been combined to create a spacious kitchen/diner with a kitchen island, integrated boil tap, and plumbing for an American-style fridge freezer. A utility room to the rear includes built-in storage with space for a washing machine and tumble dryer.

Upstairs, there's four spacious bedrooms - three double, including one with built-in wardrobes, and one single, all with original fireplaces - and a shower room, while a loft hatch provides access to the spacious floored attic.

As part of the renovations, 83 Drumlanrig Street has had damp proofing ventilation works completed; precautionary woodworm treatment (with a 30 year guarantee); rewiring, with an up-to-date fusebox and renewals throughout the property; new uPVC ultra-quiet double glazing to the front of the property; refurbishment of the plumbing system, with a new family-sized hot water tank and Nest efficient central heating control system installed; sandblasting and exterior painting, and many other improvements.







Step outside

To the rear of the property, a well-established and spacious private garden totalling around 240m² provides ample room for children and pets alike. A substantial lawn is shaded by mature fruit trees, ideal for barbecues, picnics or just enjoying the uninterrupted views down the valley. A willow archway leads to secondary gardens with raised fruit and vegetable beds and a small concrete yard area, down a gentle slope to the rear of the garden.

A concrete-floored, fully insulated workshop stands immediately to the rear of the house, with access via the close, an up-and-over garage door and full electrics. Three other timber and metal sheds have been installed for firewood, garden tool and bicycle storage too.

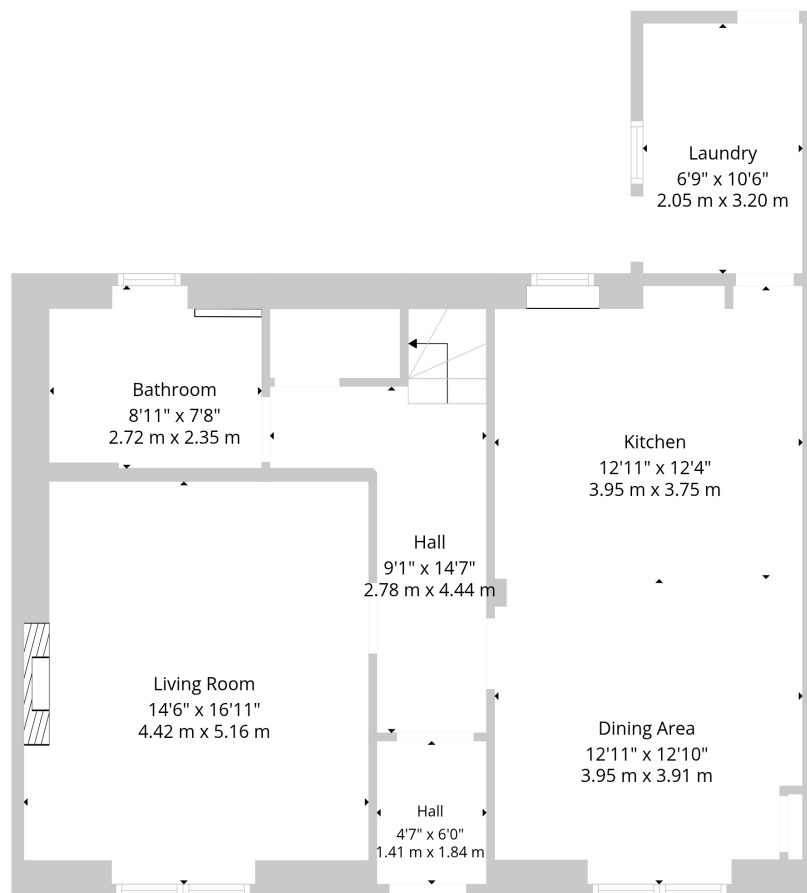
Finally, tucked away at the very back of the garden, a tiny brick-built home office provides the perfect workspace for peaceful remote working, with double glazing, insulation, electricity and a wired internet connection.

There's parking for up to three vehicles in front of the house, and an Apex EV electric car charging point installed.

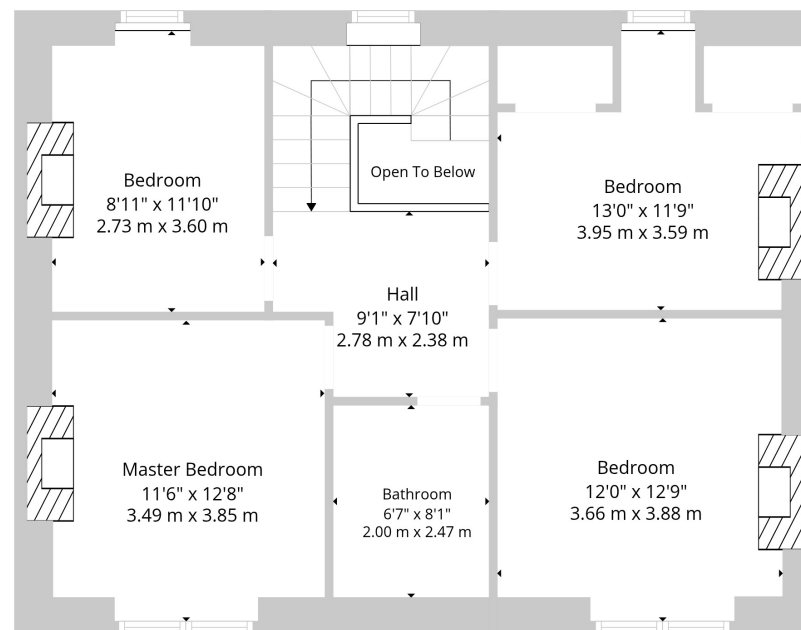








Ground Floor



1st Floor

TOTAL: 1546 sq. ft, 143 m2
 Ground floor: 852 sq. ft, 79 m2, 1st floor: 694 sq. ft, 64 m2
 EXCLUDED AREAS: OPEN TO BELOW: 16 sq. ft, 2 m2, LOW CEILING: 50 sq. ft, 5 m2, WALLS: 220 sq. ft, 22 m2

Illustration For Identification Purposes Only - Measurements Are Approximate





[Video tour](#) 



[Home report](#) 

Enquiries

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Notes

1. Services: Mains water, electricity and drainage. Prospective purchasers are advised that the Selling Agents have not tested any of the services or any of the appliances to be included in the sale and accordingly prospective purchasers are advised to check the position for themselves prior to proceeding with an offer for the property.
2. A closing date for offers may be fixed and therefore it would be advisable for prospective purchasers to register their interest with the Selling Agents.
3. Although believed to be correct, these particulars are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer.
4. Post Code DG3 5LY. Council Tax Band D. EPC= F
- 5.No part of these particulars were generated or enhanced with AI.
6. Entry by arrangement.