



POLLOCK & MCLEAN



Solicitors for you and your family
Website – www.pollockmclean.co.uk

**THE SHEILING,
83 DRUMLANRIG STREET,
THORNHILL, DG3 5LY**



Spacious end terraced house close to the edge of Thornhill, yet only a short walk from the centre of this picturesque Village.

Accommodation consists of: Living Room, Dining Room, Dining Kitchen, Utility Room, Shower Room, 4 Bedrooms, Box Room/Study, Double Glazing, Oil Fired Central Heating, Garden.

OFFERS OVER £150,000

NO ONWARD CHAIN

GENERAL

THORNHILL IS A PICTURESQUE VILLAGE WITH WIDE STREETS LINED WITH LIME TREES AND LIES APPROXIMATELY 14 MILES NORTH OF DUMFRIES. THERE ARE EXCELLENT PRIMARY AND SECONDARY SCHOOLS WITHIN THE VILLAGE WHICH ALSO HAS A QUALITY 18-HOLE GOLF COURSE, A THRIVING BOWLING CLUB AND TENNIS AND SQUASH CLUBS. THE AREA IS WELL KNOWN FOR SALMON AND TROUT FISHING IN THE RIVER NITH AND ITS TRIBUTARIES AND FOR ITS SHOOTING AND HILL WALKING OPPORTUNITIES. FOUR MILES TO THE NORTH LIES DRUMLANRIG CASTLE

VIEWING

TELEPHONE THE SELLING AGENTS ON 01848 330207 FOR AN APPOINTMENT TO VIEW

THE ACCOMMODATION COMPRISES:-

Entrance Vestibule and Hallway

Main door with single glazed panel above leading to the entrance vestibule with vinyl flooring. Double glazed frosted glass panelled door to the main hallway. The main hallway has central heating radiator, 1 x 13 amp power point, stairs to the first floor and storage cupboard underneath the stairs.

Living Room

15' 11" X 13' 3"

Spacious room with fireplace (not currently in working order) on tiled hearth and surround. Double glazed windows to the front with fitted roller blind. Alcove which is partially shelved with cupboards below. Cornicing. Fitted carpet. Telephone point. TV aerial point. 3 x 13 amp power points. Central heating radiator.



Dining Room

12' 11" X 11'

Double glazed windows to the front with fitted roller blind. Fireplace (not currently in working order) with tiled hearth and surround with wood mantle piece. Shelved storage cupboard. Fitted carpet. Cornicing. Central heating radiator. 2 x 13 amp power points.



Dining Kitchen

12' 10" X 11' 1"

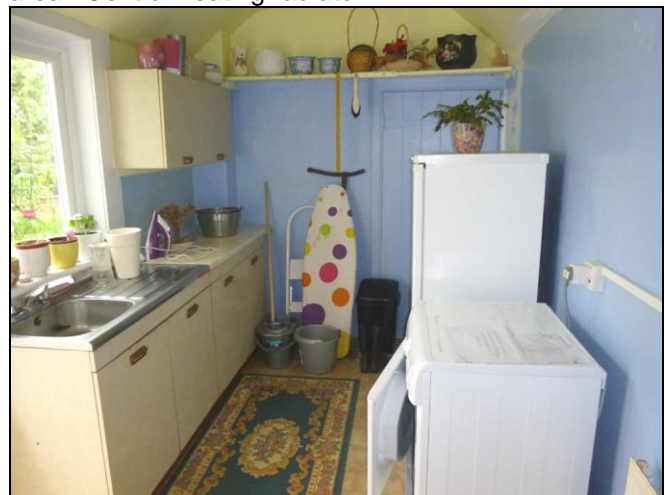
Kitchen with a good range of work tops, base units and wall cupboards. Single drainer sink unit. Plumbed for washing machine. Double glazed window. The boiler is situated in this room. Central heating radiator. Tiled effect vinyl flooring. 7 x 13 amp power points. The cooker, washing machine, fridge, freezer and tumble dryer could be included in sale subject to separate negotiation.



Utility Room

11' 1" X 7' 2"

Single drainer sink unit. Worktop, base unit and wall cupboards. Double glazed window. Door to garden. 3 x 13 amp power points. Door to storage area. Central heating radiator.



Shower Room

8' 7" X 5' 11"

Large shower cubicle with Triton Safe Guard thermostatic electric shower unit and laminate surround. Vinyl flooring. WC. Wash hand basin. Double glazed frosted glass window. Partially tiled walls. Central heating radiator. Electric fan heater.



Stair and Upper Landing

Stair and upper landing carpets are included in sale. Wood banisters. Secondary glazed decorative glass window and telephone point half way up the stairs. 1 x 13 amp power point and central heating radiator on the main landing.



Bedroom 1

10' 4" X 8' 9"

Double glazed window to the rear. Fireplace (Not currently in working order). Fitted carpet. Partially coombed ceiling. Central heating radiator. 3 x 13 amp power points.

Bedroom 2

11' X 10' 7"

Double glazed window to the front. Partially coombed ceiling. Fireplace (Not currently in working order). Central heating radiator. Fitted carpet. 3 x 13 amp power points.



Box Room / Study

7' 2" X 7'

2 x 13 amp power points. Fitted carpet. Coombed ceiling.

Bedroom 3

12' 10" X 11'

Double glazed windows to the front. Partially coombed ceilings. Fireplace (Not currently in working order). Central heating radiator. 3 x 13 amp power points. Fitted carpet.



Bedroom 4

12' 11" X 10' 5"

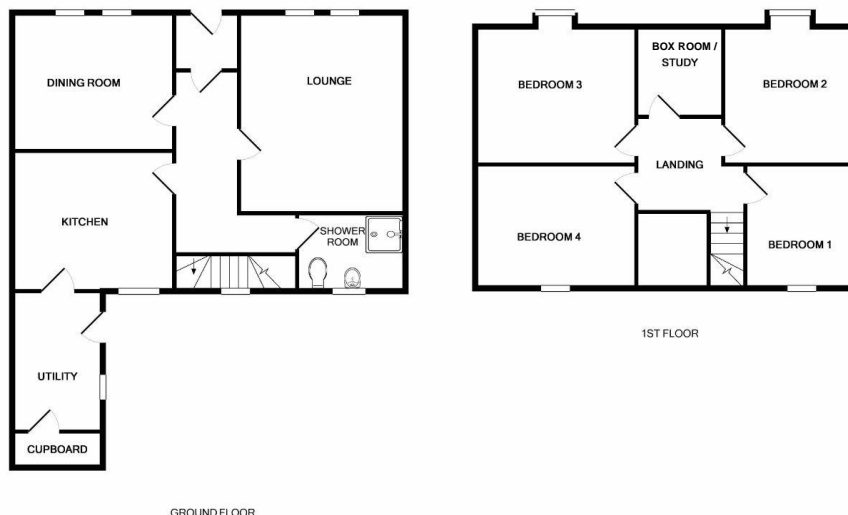
Double glazed window to the rear. Central heating radiator. Fitted carpet. Partially coombed ceilings. Fireplace (Not currently in working order). Telephone point. 3 x 13 amp power points.



Outside

To the rear a pathway leads from the back door to a few steps up to pathway through the garden which has been laid in areas of lawn and planting beds. Views down the valley. Two sheds included in sale, one of which houses the oil tank. Outside water faucet. Pedestrian access off Drumlanrig Street to the rear of the property.





This plan is not to scale and is intended for general illustrative purposes only.

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. These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they 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. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement

**1 West Morton Street
Thornhill
DG3 5NE
Tel:- 01848 330207
Fax:- 01848 331600**

**61 High Street
Sanquhar
DG4 6DT
Tel:- 01659 50241
Fax:- 01659 50443**

**10 Buccleuch Street
Dumfries
DG1 2AH
Tel:- 01387 255666
Fax:- 01387 251115**