



POLLOCK & MCLEAN



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**SPRINGBANK,
PENPONT, THORNHILL, DG3 4BA**



Attractive detached house set in elevated position taking full advantage of views to the south over the picturesque village of Penpont and to the west towards Tynron Doon.

Accommodation consists of: Living Room, Dining Room, Kitchen, 3 Bedrooms, Bathroom, Double Glazing, Oil Fired Central Heating, Integral Garage, Gardens to front and rear.

GUIDE PRICE £175,000

GENERAL

PENPONT IS A QUIET PICTURESQUE VILLAGE LYING CLOSE TO SCAUR WATER APPROXIMATELY 3 MILES FROM THORNHILL AND 16 MILES NORTH OF DUMFRIES. THE VILLAGE HAS A SUB POST OFFICE, BISTRO AND NEWSAGENTS/GENERAL STORE. THE PARISH CHURCH IS SET IN A COMMANDING POSITION OVERLOOKING THE RIVER NITH.

NEARBY THORNHILL HAS A WIDE RANGE OF SHOPS, A BANK, A LIBRARY AND A HEALTH CENTRE. THORNHILL ALSO HAS A HIGH QUALITY 18 HOLE GOLF COURSE, A THRIVING BOWLING CLUB, SQUASH AND TENNIS FACILITIES. THE WHOLE AREA IS WELL KNOWN FOR THE SALMON AND TROUT FISHING AVAILABLE IN THE RIVER NITH AND ITS TRIBUTARIES (INCLUDING THE SCAUR) AND FOR ITS SUPERB SHOOTING AND HILL WALKING.

VIEWING

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

THE ACCOMMODATION COMPRISES:-

Entrance and Hallway

Double wooden doors with frosted glass panel above to entrance area with vinyl flooring and frosted glazed door to the main hallway. The hallway has central heating radiator, telephone point, fitted carpet, 1 x 13 amp power point and stair to upper landing.

Living Room

20' X 11' 10"

Measurements do not include the bay with double glazed windows with vertical blinds overlooking the village to the hills beyond. A feature of this room is the oil burning stove inset with stone surround and hearth. Shelved alcove. Double glazed window to the rear with vertical blinds. Central heating radiator. TV aerial point. Fitted carpet. 7 x 13 amp power points. Cornicing.



Kitchen

17' 11" X 7' 7"

Kitchen with a wide range of work tops, base units and wall cupboards. Double drainer sink unit. Integral four burner electric hob with oven below and extractor fan above. Tiled splashback. Tile effect vinyl flooring. Central heating radiator. Two double glazed windows with deep set sills. Cupboard underneath the stairs with standing space. 8 x 13 amp power points. Door to rear hallway.



Dining Room

11' 11" X 11' 10"

Measurements do not include the bay with double glazed windows with vertical blinds overlooking the village to the hills beyond. Central heating radiator. Wood burning stove inset on tiled hearth. Hatchway to the kitchen. Corning. Fitted carpet. TV aerial point. 3 x 13 amp power points.

Rear Hallway

Vinyl tile effect flooring. Door to storage cupboard which houses the boiler and is partially shelved. Door with frosted glazed panel to the rear garden. Door to the garage.

Stair and mid Landing

From the main hallway partially carpeted staircase with fitted chairlift and decorative balustrade leads to the half landing with fitted carpet, 2 x 13 amp power points and double glazed window with deep set sill to the rear. Door with three steps up to bedroom 1.

Bedroom 1

12' X 6' 7"

Double glazed velux window. Partially coombed ceiling. Central heating radiator. Fitted carpet. 3 x 13 amp power points.



Bathroom

12' 4" X 6' 7"

Three steps up to the bathroom with suite consisting of bath with Triton Opal electric shower unit above and tiled surround, wash hand basin and WC. Two cupboard, one shelved and one partially shelved. Double glazed velux window. Central heating radiator. Fitted mirror. Shaved light and point. Partially coombed ceiling.



Main Landing

From the half landing there are four steps up to the main landing with fitted carpet included in sale. Hatchway to the loft. Large walk in storage cupboard which houses the hot water tank and has single glazed skylight and coombed ceiling.

Bedroom 2

13' X 12' 2"

Double glazed windows to the front and side, both with beautiful views. Central heating radiator. Telephone point. Fitted carpet. Partially coombed ceiling. Cornicing. 2 x 13 amp power points.



Bedroom 3

12' 11" X 11' 8"

Double glazed window to the front with beautiful views. Central heating radiator. Partially coombed ceiling. Fitted carpet. Telephone point. 3 x 13 amp power points.



INTEGRAL GARAGE

13' 2" X 9' 4" (Approximately)

Double wooden doors and strip light.

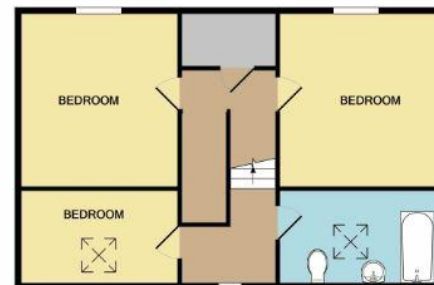
Outside

To the side of the property is a tarmac parking area leading to the garage. To the front there is a large garden predominately laid in lawn with areas of red chips and plant beds. Partly bordered by mature hedging and stone wall it is open to the side taking full advantage of the views over the fields to Tynron Doon.

To the rear mature hedging and stone wall encloses this area with steps up to a paved patio area, area in lawn and red chipped pathway to the rear door. Outside water faucet. Corrugated iron shed included in sale.



GROUND FLOOR



1ST FLOOR

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 4BA
Council Tax Band E
EPC= F
5. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement

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