



POLLOCK & MCLEAN



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

**138 DRUMLANRIG STREET,
THORNHILL, DG3 5LP**



Mid terraced sandstone B-Listed property, formerly part of a residential care home, in need of full renovation but with Planning Permission for conversion to a residential dwelling. This property offers a wonderful opportunity to create a stunning family home full of character. The accommodation offers great flexibility but could potentially offer the following: Living Room, Dining Room, Kitchen, Utility Room/Toilet, Bathroom, 5 Bedrooms, Semi Detached Garage/Store, Garden.

GUIDE PRICE £110,000

GENERAL

A number of radiators and doors are included in sale.

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 Hallway

Main door with glazed panel above to large entrance hallway with feature staircase with ornate balustrade. Understair cupboard. Telephone point. Cornicing.

Dining Room

15' 7" X 12' 6"

Spacious room with opening for fireplace. Single glazed windows to the front with deep set sill. Under sill cupboards. Cornicing. Hatchway to kitchen. Telephone point. 6 x 13 amp power points.



Living Room

14' 3" X 11' 8"

Single glazed windows to the front with deep set sills. Cupboard housing the electric meter. Opening for fireplace. Shelved alcove. Central heating radiator. Cornicing. 4 x 13 amp power points.



Bedroom 1

13' 4" X 11' 7"

Single glazed window to the rear. Cornicing. Blocked off fireplace. 4 x 13 amp power points. TV aerial point. Plumbed for radiator and sink.



Kitchen

12' 3" X 12' 2" (Approximately)

Large space which currently comprises a wide range of work tops, base units and wall cupboards. Single drainer double sink unit. Single sink unit. Oil fired AGA. Single glazed window to the rear. Shelved cupboard. 8 x 13 amp power points.



Utility Room/Toilet

8' 5" X 8' 4" (Approximately)

Measurements include the area that once housed a toilet and has single glazed frosted glass window. Concrete flooring. 4 x 13 amp power points. Belfast sink unit. Door to rear garden.

Stair and landing.

The stair and upper landing are lit by a frosted glass skylight. Half way up the stairs is a room which used to house a bathroom.

Bathroom

8' 4" X 7' 2"

Raised single glazed window. Remains of plumbing.

Bedroom 2

15' 9" X 12' 6"

Single glazed window to the rear. Cornicing. Blocked off fireplace. TV aerial point. Plumbed for central heating radiator. 4 x 13 amp power points.

**Bedroom 3**

21' 4" X 11' 11"

Measurements do not include the large bay with single glazed windows with views over the houses to the hills beyond. Further single glazed windows. Feature open fireplace on tiled hearth with brick surround. Cornicing. 6 x 13 amp power points.

**Bedroom 4**

14' 4" X 11' 7"

Single glazed windows to the front. Plumbed for central heating radiator. Cornicing. 2 x 13 amp power points.



The hallway has an opening leading to:

Bedroom 5

13' 5" X 11' 5"

Single glazed window to the rear. Cornicing. Plumbing for sink and central heating radiator. 2 x 13 amp power points.

**Semi Detached Garage/Store Room**

21' 2" X 16' 5" (In Total)

The space has been divided into garage area with double doors and pedestrian door with two sectioned off storage areas. Power points.

Outside

To the rear of the property there is a good sized garden. Outside boiler. Pedestrian door to Galabreck Road.

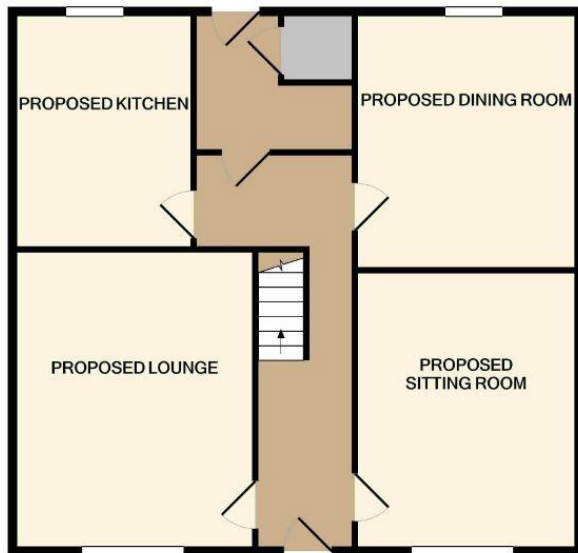


Planning documentation can be viewed by accessing the Dumfries and Galloway Council Planning Department: <https://eaccess.dumgal.gov.uk/online-applications/>

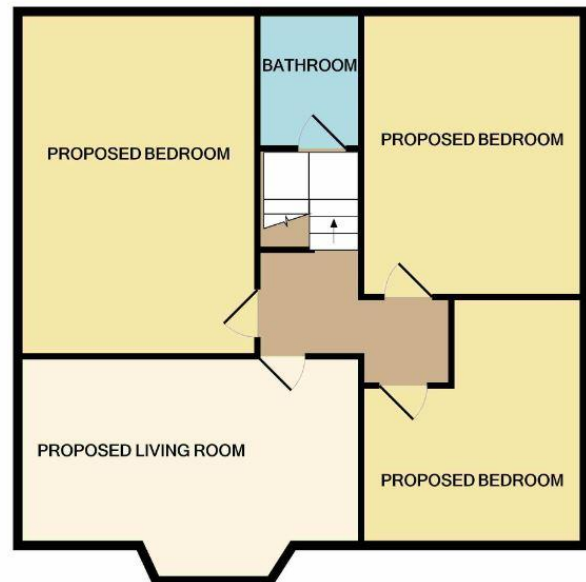
Planning References:

15/P/3/0412

15/P/3/0411



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 5LP
Council Tax Band UNKNOWN
EPC= N/A
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**
