



**POLLOCK & MCLEAN**



Solicitors for you and your family  
Website – [www.pollockmclean.co.uk](http://www.pollockmclean.co.uk)

**20 GRENNAN ROAD,  
PENPONT, THORNHILL, DG3 4BS**



Semi detached house on large corner site in popular residential area of this picturesque village.

Accommodation consists of: Living Room, Dining Kitchen, 3 Bedrooms, Shower Room, WC, Double Glazing, Electric Heating, Garage, Garden.

**GUIDE PRICE £115,000**

## 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, NEWSAGENTS/GENERAL STORE, PRIMARY SCHOOL AND PRE-SCHOOL. 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.

## DIRECTIONS

SEE ATTACHED MAP

## VIEWING

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

## THE ACCOMMODATION COMPRISES:-

### Main Hallway

UPVC door with double glazed frosted glass panel and double glazed frosted glass window to the side. Fitted carpet. Cupboard housing the meters. Hanging space. Telephone point. Electric storage heater. Door to the living room.

### Living Room

#### 15' 1" X 12' 4" (At widest points)

Bright room with double glazed window to the front. Open fireplace with back boiler on tiled hearth with tiled surround. Electric storage radiator. Partially shelved alcove with cupboard below. Fitted carpet. TV aerial point. 4 x 13 amp power points. Telephone point. Cornicing and rose.



### Rear Hallway

UPVC door with double glazed frosted glass panel to rear garden. Tiled flooring. Large storage cupboard which houses the hot water tank and 2 x 13 amp power points.

### Shower Room

#### 6' 4" X 5' 6"

Large corner shower cubicle with Aqualisa Quartz electric shower unit with laminate surround. WC and wash hand basin. Vinyl flooring. Double glazed frosted glass window to the rear. Dimplex fan heater. Fully tiled walls.



### Kitchen

#### 11' 5" X 9' 1"

Spacious kitchen with a range of work tops, base units and wall cupboards. Single drainer sink unit. Double glazed window to the rear. Electric storage radiator. Plumbed for washing machine. 3 x 13 amp power points. Tiled flooring. Door to rear hallway.

### Stair and Landings

From the main hallway the partially carpeted stairs lead to the half landing with stair lift included in sale. The half landing is lit by double glazed window to the front. Two steps up to the main landing. Electric storage radiator. Fitted carpet. Hatchway to the loft with pull down ladder.

### WC

One step up to WC and wash hand basin.

### Bedroom 1

**15' 2" X 9' 9"**

Double glazed window to the front with views over the houses to the countryside beyond. Fitted carpet. Electric heater. Blocked off fireplace. Telephone point. 3 x 13 amp power points.



### Bedroom 2

**11' 10" X 9' 9"**

Double glazed window to the rear with views over the houses to the countryside beyond. Fitted carpet. Electric heater. 2 x 13 amp power points. Double fitted wardrobe with hanging and shelving space.



### Bedroom 3

**9' 11" X 8' 6"**

Double glazed window to the rear with views over the houses to the countryside beyond. Fitted carpet. Double fitted wardrobe with hanging and shelving space. 3 x 13 amp power points.



### Detached Garage

**20' X 11' 1" (Approximately)**

Single glazed windows to the side and rear. Up and over door. Strip light. 1 x 13 amp power point. Concrete flooring.

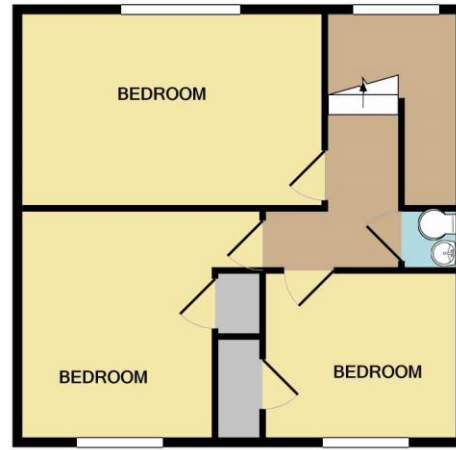
### Outside

The garden to the front is laid principally in lawn with paved pathway to the front door. Driveway and large gravel area to the side. Paved pathway to the rear which is laid in grey chips. Outside water faucet.





GROUND FLOOR

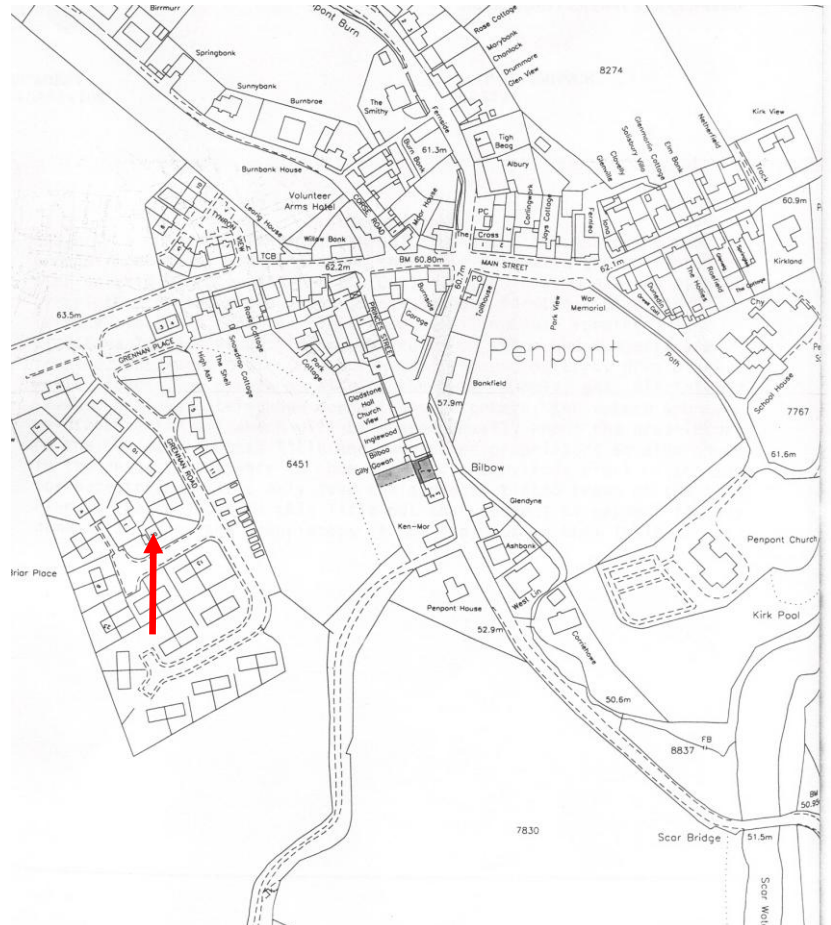


1ST FLOOR

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 4BS  
Council Tax Band B  
EPC= D
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**