



POLLOCK & MCLEAN



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Website – www.pollockmclean.co.uk

**ASANTE,
9/10 WEST MORTON STREET,
THORNHILL, DG3 5ND**



Well presented property offering flexible and quality accommodation close to the centre of Thornhill set in beautiful mid Nithsdale. The addition of an annex presents great appeal, in particular, to those of a multi generational family or to those seeking the possibility of a second income as a holiday rental.

Accommodation consists of: Main House: Living Room, Dining Room, Breakfast Kitchen, Utility Room, 3 Bedrooms, Bathroom. Annex accommodation: Open Plan Lounge and Dining Kitchen, Bedroom, Shower Room. Double Glazing, Oil Fired Central heating and spacious gardens.

GUIDE PRICE £195,000

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:-

Steps lead up to the inviting main wood door with decorative stain glass panel lighting the entrance hallway. Spacious entrance hallway has wood flooring, 2 x 13 amp power points. understair cupboard, central heating radiator and doors leading to the living room and dining room.

Living Room

16' 2" X 11' 11"

Double glazed windows with deep set sill and horizontal blinds to the front. Wood flooring. Decorative freestanding fireplace with coal effect electric fire with blocked off fireplace to the rear. Central heating radiator. TV point. Telephone point. 7 x 13 amp power points. Ceiling rose and cornicing. Two alcoves.



Dining Room

16' 3" X 12' 7"

Double glazed window with deep set sill and horizontal blinds to the front. A feature of this room is the wood burning stove on stone hearth. Wood flooring. Ceiling rose and cornicing. Central heating radiator. TV point. 6 x 13 amp power points. Door to the kitchen.



Breakfast Kitchen

14' 7" X 8' 5"

Conveniently linked to the dining room this modern kitchen benefits from a wide range of work tops, base units and wall cupboards. Single drainer sink unit. Four burner induction ceramic hob with oven below and extractor fan above. Breakfast bar area. Double glazed patio doors and window with fitted roller blind and deep set sill to the garden. Two double glazed velux skylight windows. Central heating radiator. Tiled flooring. Tiled splashback. 6 x 13 amp power points. Sunken ceiling lights. Swing doors to the utility room.



Utility Room

Houses the boiler. Plumbed for washing machine Unit with work top and wall cupboards above. 5 x 13 amp power points. Tiled flooring. Double glazed velux skylight window. Door to the annex.

Stair and upper landing

From the main hallway stairs lead up to the main landing with stair and landing carpets included in sale. Central heating radiator. 1 x 13 amp power point. Double glazed window. Hatchway to the loft which is fully insulated partially floored.

Bedroom 1

16' 8" X 11' 4"

Bright spacious room with double glazed window with deep set sill and fitted roller blind to the front. Fitted carpet. Central heating radiator. Cornicing. 6 x 13 amp power points. TV point. Telephone point.



Bathroom

7' X 6'

Bath with Mira Sports electric shower unit above and tiled surround. WC and wash hand basin. Wood effect laminate flooring. Central heating radiator. Double glazed frosted glass window with fitted roller blind.

Bedroom 2

13' 1" X 8' 10"

Double glazed window with deep set sill to the front. Central heating radiator. Walk in wardrobe with hanging space and its own light. Fitted carpet. Telephone point. TV point. Telephone point. 4 x 13 amp power points. Cornicing.



Bedroom 3

13' X 7' 7" (At widest points)

Currently used as an office. Double glazed window with deep set sill and horizontal blinds to the rear. Walk in wardrobe with its own light and single glazed window. Fitted carpet. Central heating radiator. Telephone point. 5 x 13 amp power points. Telephone point.

Annex

The annex can be accessed via the main house but also from West Morton Street through a shared close leading to the garden.

Hallway

Fitted carpet. Central heating radiator. 2 x 13 amp power points.

Shower Room

7' 2" X 6'

Modern shower room with corner shower cabinet with mains shower and laminate surround. WC and wash hand basin. Two electric towel rails. Double glazed velux skylight window. Tiled flooring. Fitted bathroom cabinet.

Bedroom

12' 7" X 10' 10" (At widest points)

Fitted double wardrobe with hanging and shelving space. Double glazed window with deep set sill and fitted roller blind. Central heating radiator. Fitted carpet. 6 x 13 amp power points.



Open plan Dining Kitchen and Lounge

Dining Kitchen

14' 2" X 9'

Measurements do not include the open entrance area from the double glazed panelled UPVC door from the garden. Range of worktops and base units. Single drainer sink unit. Four burner ceramic hob with oven below. Double glazed window with deep set sill and fitted roller blind. Central heating radiator. Tile effect vinyl flooring. 9 x 13 amp power points. Sunken ceiling lights. Three steps up to the living room.



Lounge

14' 4" X 13' 7" (Approximately)

A feature of this room is the modern wood burning stove. Double glazed window with deep set sill and fitted roller blind. Double glazed double doors to the decking area and garden beyond. TV point. Telephone point. 8 x 13 amp power points. Central heating radiator. Sunken ceiling lights.



Outside

To the front of the property there is ample on street parking. A shared close leads to the rear of the property with a secluded patio area and pathway leading to the main section of the garden which is predominately laid in lawn with borders of mature plants, shrubs and trees. Decking area. Outside power points. Water facet. Two garden sheds, one with electricity link and insulated workshop measuring 15' x 10', also with electricity link, included in sale.



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 5ND
Council Tax Band D
EPC= D
5. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement.



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

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