



POLLOCK & MCLEAN



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**BARNWHITTON,
2 QUEENSBERRY BEECHES,
THORNHILL, DG3 5DD**



Spacious detached bungalow set in desirable residential development within easy reach of the centre of the picturesque village of Thornhill. Accommodation consists of: Lounge, Dining Kitchen, 3 Bedrooms, Bathroom, Double Glazing, Electric Heating, Integral Garage, Garden.

GUIDE PRICE £200,000

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.

DIRECTIONS

SEE ATTACHED MAP

VIEWING

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

THE ACCOMMODATION COMPRISES OF:-

HALLWAY

The main entrance is to a vestibule with fitted carpet and glazed door to the main hallway from which all rooms lead off. Double cloakroom cupboard with folding doors. Cupboard housing the hot water tank and further shelved airing cupboard. Dimplex white meter radiator. Fitted carpet. Telephone point. 1 x 13 amp power point.

LOUNGE

17' 3" X 13' 11" (At Widest Points)

Well proportioned room with full length double glazed window and patio door to the front. Double glazed window to the side. Wall mounted log effect electric fire built into the wall with marble surround and gold metal frame. Dimplex white meter radiator. 10 x 13 amp power points. Fitted carpet. Two sets of ceiling lights. TV aerial point.



DINING KITCHEN

13' 6" X 9' 3"

Double glazed windows to the front and to the side with fitted roller blinds. Fully fitted units with hob and cooker hood above. Eye level oven and microwave. Single drainer sink unit and integral fridge. Dimplex white meter radiator. Roller blinds included in sale. 6 x 13 amp power points and direct fittings for units. Double fitted cupboard with shelving and standing areas with folding doors. Vinyl floor covering.



BEDROOM 1

11' 5" X 11' 3"

Attractive bedroom with two sets of deep set double fitted wardrobes offering hanging and shelving space each with folding doors. Double glazed windows to the garden at the rear. Wall mounted Dimplex panel radiator. TV aerial point. Telephone point. 7 x 13 amp power points. Fitted carpet.



BEDROOM 2

13' 1" X 9' 9"

Two sets of double fitted wardrobes both with hanging space and folding doors. Double glazed windows to the garden at the rear. Wall mounted Dimplex panel radiator. 4 x 13 amp power points. Fitted carpet.



BEDROOM 3

10' X 9' 7"

Double glazed window to the side. Dimplex wall mounted panel radiator. 3 x 13 amp power points.



BATHROOM

7' 8" X 5' 7"

Bathroom suite consisting of bath with fully tiled surround. Boxed in wash hand basin with cupboards below and shaver light and points above. Fitted mirror. WC. Wall mounted Dimplex fan radiator. Heated towel rail. Double glazed frosted glass window. Xpelair. Vinyl flooring.



Off the entrance vestibule is the door to the integral garage:

INTEGRAL GARAGE

16' 1" X 15' 3" (At Widest Points)

Slightly L-shaped. Automatic up and over door. Double glazed window and outside door to the rear. Fitted work top, base unit and wall cupboards with single drainer sink and plumbed for automatic washing machine. 5 x 13 amp power points.

There is a hatchway giving access to the loft area which is fully insulated. There is a door linking to the lean-to greenhouse which has 2 x 13 amp power points and fitted wall radiator.

Outside

The entrance driveway is block paved with a paved patio area to the front. Attractive low parapet wall separating the garden which is laid out in grass with young conifers and shrubs. Paved pathways round the side of the property with outside water faucet. The rear garden is principally paved with attractive rock features and a variety of shrubs and bushes.

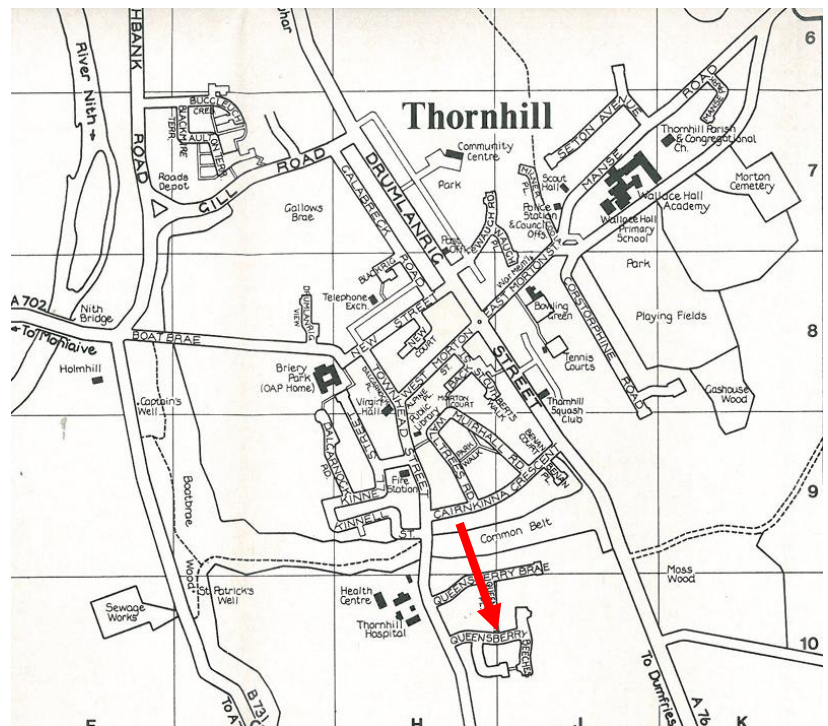




This plan is not to scale and is intended for general illustrative purposes only.

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



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