



**POLLOCK & MCLEAN**



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

**MONALIADH,  
EAST BACK STREET, THORNHILL, DG3 5LN**



Detached House offering spacious accommodation with views to the open countryside to the rear and beautifully landscaped gardens, all within easy walking distance of the centre of Thornhill.

Accommodation consists of: Living Room, Dining Room, Kitchen, Utility Room, Boiler Room, 4 Bedrooms, Bathroom, Store Room, Double Glazing, Oil Fired Central Heating, Car Port, Garage, Driveway, Landscaped Gardens

**GUIDE PRICE £270,000**

## 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:-

### Entrance Vestibule and Hallway

Two steps up to open porch leading to double doors and the entrance vestibule with tiled flooring. Frosted glazed door and panels to the main hallway. Central heating radiator. Fitted carpet. Telephone point. 4 power points. Frosted glazed panel to the dining room. Glazed door and panels to either side to the living room. Cloakroom with hanging space leading to WC.

### WC

WC and wash hand basin. Double glazed frosted glass window. Vinyl flooring.

### Living Room

**20' 2" X 16' 6"**

Measurements do not include the large bay with double glazed windows overlooking the garden to the countryside beyond. Further double glazed window to the front with fitted horizontal blinds. Gas fire on decorative stone surround and tiled hearth. Fitted carpet. Cornicing. Two central heating radiators. TV aerial point. Telephone point. 8 power points. Sliding double doors to the dining room.



### Dining Room

**11' 6" X 10' 2"**

Double glazed windows to the rear with fitted horizontal blinds. Central heating radiator. Hatchway to the kitchen. Fitted carpet. Cornicing. 3 power points.



### Kitchen

**13' 1" X 11' 6"**

The kitchen is in need of upgrading but presently consists of a wide range of work tops, base units and wall cupboards. Double glazed windows to the rear with fitted horizontal blinds. Double drainer sink unit. Central heating radiator. Wall heater. Fitted carpet. 4 power points. Telephone point.



### Rear Vestibule

From the main hallway there are glazed panels and door through to rear vestibule with a range of storage units and vinyl flooring. Central heating radiator. Door to the Utility room.

### Utility Room

**12' 6" X 8'**

Double glazed window with fitted horizontal blinds. Belfast sink unit with cupboards below. Worktop. Plumbed for washing machine and dishwasher. Central heating radiator. Vinyl flooring. 4 power points. Large shelved double cupboard. Door to boiler room.

### **Boiler Room**

Houses the boiler. Double glazed window. Vinyl flooring.

### **Bathroom**

#### **9' 10" X 8' 1" (At widest points)**

Bathroom suite consisting of bath with mains shower above, WC and wash hand basin with cupboard and drawers below. Partially tiled walls. Central heating radiator. Double glazed frosted glass window. Fitted carpet.

### **Bedroom 1**

#### **17' 3" X 9' 11"**

Double glazed window with views over the garden and countryside. Fitted horizontal blinds. Central heating radiator. 4 power points. Fitted carpet. Cornicing.



### **Bedroom 2**

#### **15' 6" X 11' 8"**

Double glazed windows to the front with fitted horizontal blinds. 3 sets of fitted wardrobes with hanging and shelving space with gantry cupboards above. Central heating radiator. Fitted carpet. 4 power points.



### **Bedroom 3**

#### **11' 5" X 9' 6"**

Double glazed windows to the front with fitted horizontal blinds. Central heating radiator. Fitted carpet. Cornicing. TV aerial point. Telephone point. 3 power points. Fitted shelved cupboard.



### **Stair and upper landing**

From the main hallway there are stairs leading to the main landing with stair and landing carpets included in sale. Access door to eave space housing the hot water tank. Large walk in airing cupboard which is partially shelved.

### **Store Room**

#### **6' 7" X 6' 1"**

Fitted carpet.

### **Bedroom 4**

#### **20' 7" X 13' 2" (At widest points)**

Bright spacious room with double glazed windows to the front and side with beautiful views across the countryside to the hills beyond. Central heating radiator. Fitted carpet. Partly coombed ceilings. TV aerial point. 3 power points.



### **Loft Room**

#### **26' 7" X 13' 5" (Approximately)**

This is a great space and has potential for conversion subject to obtaining the relevant permissions from the Local Authority. Partially floored. Single glazed skylight window.

### **Garage**

Single garage with up and over door.

### **Outside**

The property is situated on large plot and benefits from beautifully landscaped gardens with areas of lawn, planting beds, patio area and a wide variety of plants, trees and shrubs. A large gravel turning and parking area provides ample parking space with the addition of a car port and garage.



**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 5LN  
Council Tax Band F  
EPC= F
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.

**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**