



POLLOCK & MCLEAN



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Website – www.pollockmclean.co.uk

**WOODVILLE,
MANSE PARK, THORNHILL, DG3 5ER**



Beautifully presented detached bungalow situated in desirable residential area within easy walking distance of all local facilities.

Accommodation consists of: Living Room, Dining Kitchen, 3 Bedrooms, Bathroom, WC, Triple Glazing, Oil Fired Central Heating, Driveway, Integral Garage, Garden.

OFFERS IN THE REGION OF £220,000

GENERAL

The furniture will be 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 Vestibule and Hallway

Two steps to main door with frosted glazed panels to the side leading to the entrance vestibule with tiled flooring and cornicing. Doors to the garage and main hallway.

Hallway

Wood effect laminate flooring. Central heating radiator. Cloakroom cupboard with hanging and shelving space. Double storage cupboard which is parley shelved. TV aerial point. 1 x 13 amp power point.

Living Room

17' 4" X 12' 5"

Bright spacious room with triple glazed windows to the front and double glazed patio door and panel to the side leading to patio area. Wood effect laminate flooring. Gas fire on tiled hearth and surround. Two central heating radiators. Cornicing. TV aerial point. 6 x 13 amp power points.



View from the living room



Dining Kitchen

13' 5" X 9' 2"

Bright modern kitchen with a wide range of work tops, base units and wall cupboards. 1 1/2 single drainer ceramic sink unit. Integrated four burner electric hob with oven below and extractor fan above. Triple glazed windows to the front and side with fitted roller blinds. Tile effect laminate flooring. 9 x 13 amp power points. Integrated dishwasher, fridge and freezer. Central heating radiator. Cornicing. Shelved double storage cupboard.



Bathroom

7' 1" X 5' 6"

Bathroom suite consisting of bath with mains rainfall shower. WC and wash hand basin with cupboard below. Partially tiled walls. Tile effect laminate flooring. Heated towel rail. Fitted mirror. Triple glazed frosted glass window. Cornicing.



Bedroom 1
11' 9" X 11' 7"

Triple glazed window. Central heating radiator. Cornicing. Fitted carpet. 4 x 13 amp power points.



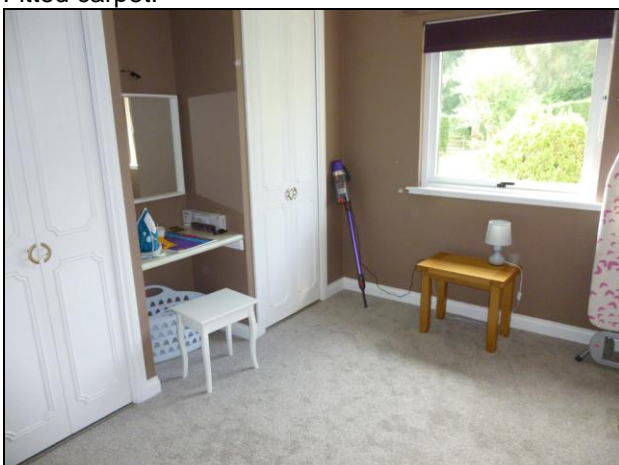
Bedroom 2
11' 3" X 9' 9"

Measurements do not include the two fitted wardrobes with hanging and shelving space and dressing table area set between them. Triple glazed window. Central heating radiator. Cornicing. Fitted carpet. 4 x 13 amp power points.



Bedroom 3
10' 1" X 7' 8"

Measurements do not include the two fitted wardrobes with hanging and shelving space and dressing table area set between them. Triple glazed window with fitted roller blind. Cornicing. Central heating radiator. 3 x 13 amp power points. Fitted carpet.



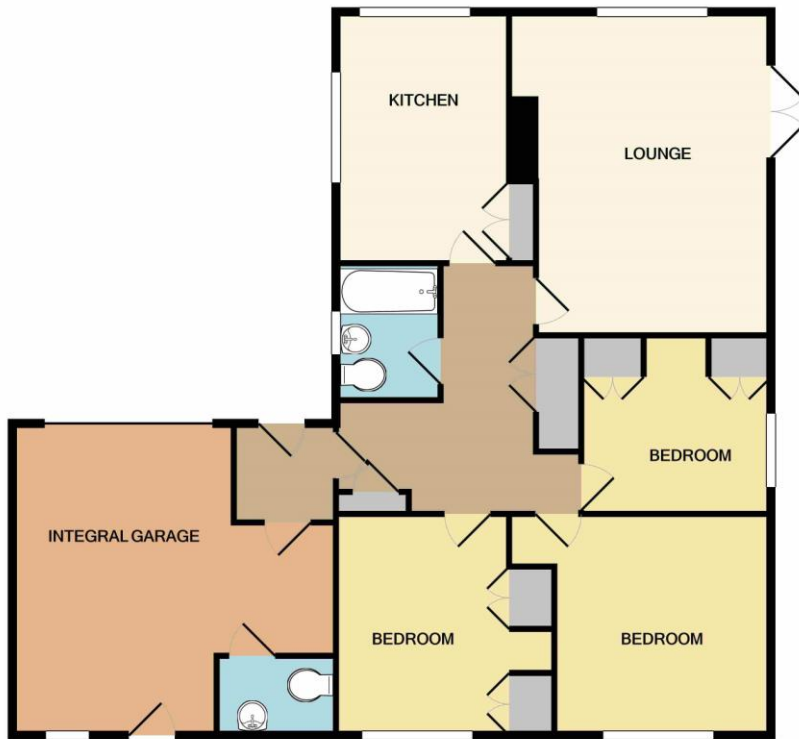
Garage
16' 9" X 11' 9"

Measurements do not take into account a utility area which is plumbed for washing machine. Sink unit. WC with wash hand basin and heated towel rail. Up and over door. Concrete flooring. Triple glazed window and pedestrian door to the rear. 2 x 13 amp power points.

Outside

To the front there is a Tarmac driveway and parking area with area laid in lawn with borders of shrubs and plants. A paved pathway leads round one side of the property to large area laid in lawn with secluded paved patio area. Outside light.

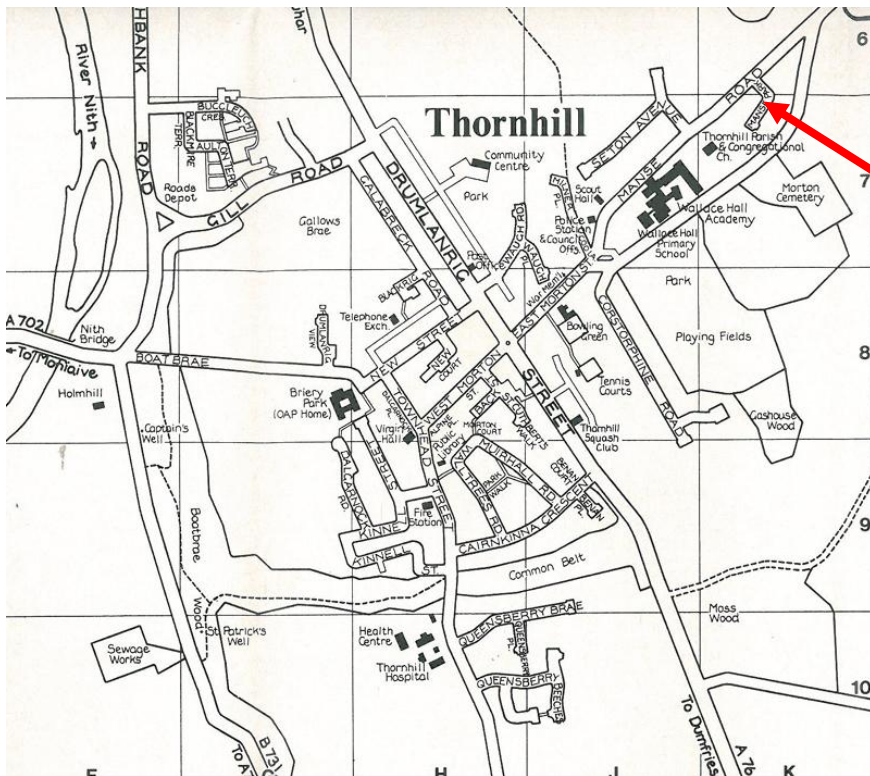




This plan is not to scale and is intended for general illustrative purposes only.

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 5ER
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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