



POLLOCK & MCLEAN



Solicitors for you and your family
Website – www.pollockmclean.co.uk

**14 WAUGH ROAD,
THORNHILL, DG3 5PJ**



Well presented Semi detached villa in move in condition and with the benefit of a newly fitted kitchen and bathroom in this much sought after residential area of Thornhill.

Accommodation: Open Plan Lounge and Kitchen Diner, 2 Bedrooms, Bathroom, WC, Double Glazing, LPG Central Heating, Driveway, Gardens to front and rear.

OFFERS OVER £130,000

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

UPVC door with double glazed decorative frosted glass panels to the entrance vestibule. Wood effect laminate flooring and central heating radiator doors to lounge and WC.

WC

4' 10" X 3' 11"

WC and wash hand basin. Central heating radiator. Wood effect laminate flooring. Double glazed frosted glass window with fitted blinds.

Open plan Lounge and Kitchen Diner

Lounge

17' X 13' 7"

The well proportioned lounge is open to the stair case and kitchen diner. Double glazed window to the front with blinds. Wood effect laminate flooring. Freestanding electric fireplace included in sale. Under stairs cupboard. Telephone point. TV aerial point. Two central heating radiators. 6 x 13 amp power points.



Kitchen Diner

17' X 9' 9"

Beautifully presented modern kitchen with a wide selection of work tops, base units and wall cupboards. Integrated eye level grill and oven, integrated four burner gas hob with extractor fan above and integrated dishwasher. Single drainer ceramic sink unit. Feature tiled brick splashback. Double glazed window and double glazed panelled doors to the rear garden, all with fitted blinds. Plumbed for washing machine. 10 x 13 amp power points. Wood effect laminate flooring.



Stair and Upper Landing

From the lounge stairs lead to the upper floor with the stair and landing carpets included in sale. Hatchway to the loft. 1 x 13 amp power point.

Bathroom

6' 9" X 6' 8"

Newly fitted bathroom consisting of freestanding roll top bath, corner shower cubicle with mains rainfall shower, WC and wash hand basin. Vertical radiator. Fully laminated walls. Double glazed frosted glass window with fitted blinds. Tile effect laminate flooring.



Bedroom 1

13' 7" X 10' 9"

Spacious bedroom with double glazed window to the front with fitted blinds. Double fitted wardrobe with hanging and shelving space. Storage cupboard. Central heating radiator. TV aerial point. 4 x 13 amp power points. Fitted carpet.



Bedroom 2

10' 7" X 9' 10"

Double glazed window to the rear with fitted blinds. Double fitted wardrobe with hanging and shelving space. Central heating radiator. Wood effect laminate flooring. 3 x 13 power points.



Outside

To the front of the property is a paved and gravel driveway with area laid in lawn with a selection of mature shrubs and plants.

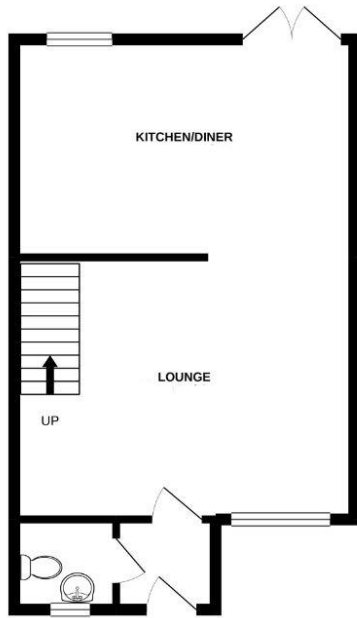
To the rear there is a well presented secluded garden with paved patio area and path leading to further seating area to the rear. Planting beds with a lovely selection of plants and shrubs. Garden shed included in sale. Outside water faucet.



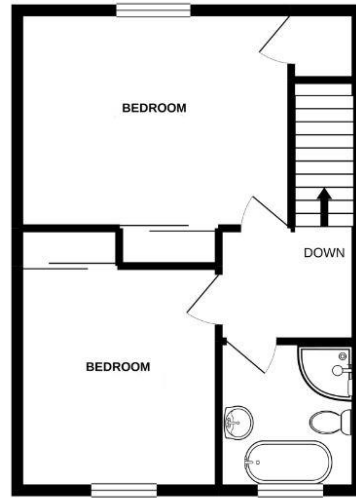
Notes

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

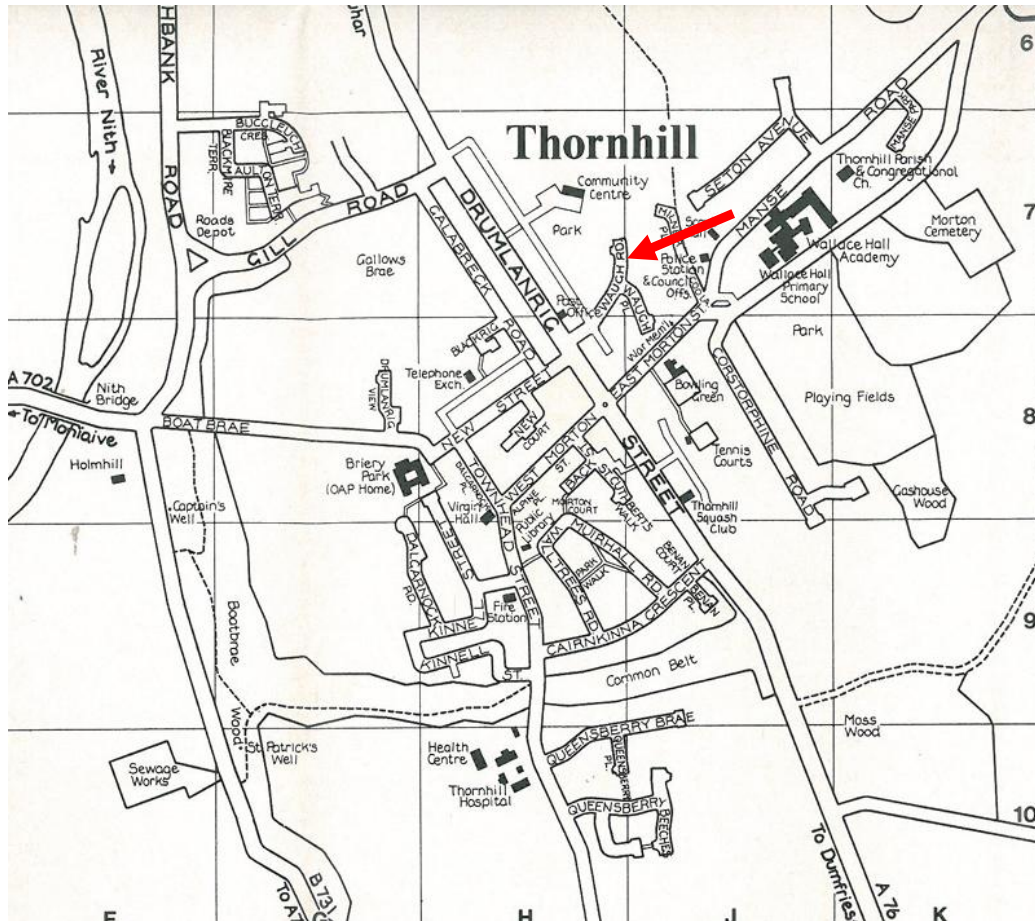
GROUND FLOOR



1ST FLOOR



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**