



POLLOCK & MCLEAN



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

**10 NEW STREET,
THORNHILL, DG3 5NH**



Well presented cottage which has been tastefully modernised making the most of the spacious loft room while benefiting from some lovely features. The property would be ideally suitable for a first time buyer or as a potential holiday Let.

Accommodation consists of: Lounge, Conservatory, Kitchen, Bedroom, Shower Room, Loft Room, Double Glazing, Electric Heating, Garden.

OFFERS OVER £85,000

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 frosted glazed panel to the entrance vestibule. Doorways to the lounge and bedroom.

Lounge

17' 6" X 11' 6" (At widest points)

A feature of this room is the wood burning stove inset on sandstone hearth with sandstone surround. Feature ceiling beams. Double glazed window with deep set sill to the front. Wood effect laminate flooring. TV aerial point. Telephone point. Sunken ceiling lights. Cupboard under the stairs which is partially shelved. 10 x 13 amp power points. Electric heater. Door and stairs leading to the loft room.



Rear Hallway

Wood effect laminate flooring. Telephone point. UPVC door with frosted glass panel to the Conservatory.

Conservatory

7' 2" X 6' 7"

Double glazed windows on three sides with double glazed UPVC door with double glazed panel to the garden. Tile effect vinyl flooring. Washing machine included in sale. 1 x 13 amp power point.

Kitchen

11' 7" X 6' 2"

Fitted kitchen with a wide range of work tops, base units and wall cupboards. Single drainer sink unit. Double glazed window overlooking the rear garden. Tiled splashback. Wood effect laminate flooring. 3 x 13 amp power points. Cooker included in sale. Strip light.



Shower Room

6' 2" X 6' 2"

Corner shower cubicle with mains shower and tiled surround. Wash hand basin with tiled splashback. WC. Electric heater. Wood effect vinyl flooring. Double glazed frosted glass window.



Bedroom

17' 3" X 9' 7"

Feature cast iron fireplace. Double glazed window with deep set sill. Fitted carpet. Electric heater. 8 x 13amp power points.



Loft Room

23' 1" X 12' 5" (At widest points)

Bright spacious room with two double glazed Velux windows. Fitted carpet. Under eaves storage hatches. Storage cupboard with standing space. Further storage cupboard which houses the hot water tank and standing space. 8 x 13 amp power points. Coombed ceilings.



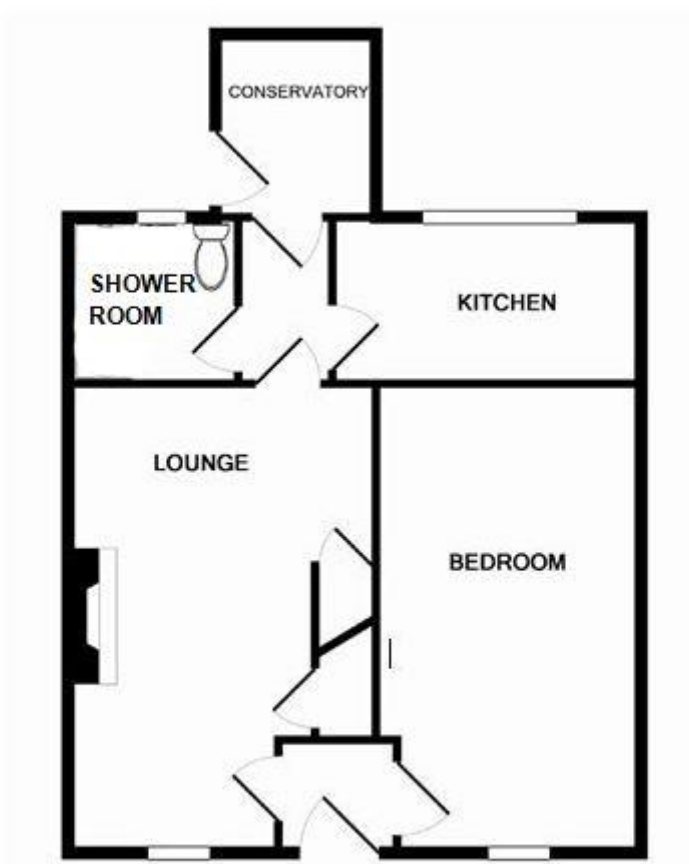
Garden

To the rear of the property is a large garden principally laid in lawn with paved patio area and paved pathway leading to two garden sheds which are included in sale. There is a covered passageway which gives pedestrian access from New Street. Outside water faucet and light.



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 5NH
Council Tax Band A
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**
