



POLLOCK & MCLEAN

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Website – www.pollockmclean.co.uk

**23 TOWNHEAD STREET,
THORNHILL, DG3 5NL**



Spacious mid terraced sandstone townhouse offering great potential to make a beautiful family home just a short walk from the centre of the picturesque village of Thornhill.

Accommodation consists of: Living Room, Dining Room, Kitchen, 3 Bedrooms, Bathroom, Double Glazing, Electric Heating, Shared Garden.

GUIDE PRICE £105,000

GENERAL

Thornhill is a picturesque village with wide streets lined with Lime trees and lies approximately 14 miles north of Dumfries. There are a wide selection of shops including two convenience stores, butcher, baker, hairdressers and cafes amongst others. There are also 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 main door to entrance vestibule with tiled flooring and frosted glazed panelled door and panel above to the main hallway. The main hallway has night storage radiator, telephone point, 1 x 13 amp power point and fitted carpet. Door through to the open plan living room/dining room.

Open Plan Living Room/Dining Room

These two rooms are currently open plan with each other making for a large attractive family space.



Living Room

12' 7" X 10' 5"

Double glazed windows to the front and to the side with fitted vertical blinds. Fireplace on tiled hearth and surround with freestanding coal effect electric fire included in sale. Fitted carpet. Night storage electric radiator. 8 x 13 amp power points. Telephone point. TV aerial point. Cornicing. Large open archway to the dining room.



Dining Room

12' 9" X 10' 2" (At widest points)

Double glazed window with fitted vertical blinds. Fitted carpet. 4 x 13 amp power points. Electric night storage radiator. Cornicing. Door to the kitchen.



Kitchen

11' 6" X 11' 4"

Spacious kitchen with a wide range of work tops, base units and wall cupboards. Single drainer sink unit. 10 x 13 amp power points. Tile effect vinyl flooring. Electric night storage radiator. Walk in storage cupboard with standing space and its own light with further cupboard space stretching underneath the stairs. Double glazed window with fitted vertical blinds. UPVC double glazed frosted glass panelled door to the side. Door through to rear hallway with UPVC door with frosted glazed panel to the garden. The cooker, fridge, freezer, washing machine and further fridge freezer will be included in sale.





Stair and Landings

From the main hallway there are stairs to the half landing which splits with further stairs to the bathroom and bedroom 3 and other stairs to the upper landing and bedrooms 1 and 2. Stair and landing carpets are included in sale.

Bedroom 1

12' 8" X 12' 4"

Most attractive spacious bedroom with open views to the hills as shown in the photograph below. Fitted wardrobes running the length of the room offering extensive hanging and shelved storage space. Electric panel heater. Double glazed windows to the front and to the side all with vertical blinds and with the side window having a cupboard below. 4 x 13 amp power points. Fitted carpet.



Bedroom 2

12' 9" X 7' 5"

Double glazed window with fitted vertical blinds. Electric panel heater. Hatchway to the loft. Fitted carpet. Partly coombed ceilings. Two wall lights. 2 x 13 amp power points.



Bathroom

7' 9" X 4' 4"

Bathroom suite consisting of bath with laminate surround and Mira Jump electric shower unit over, WC and wash hand basin. Partially tiled walls. Fitted bathroom cabinet. Vinyl flooring. Double glazed frosted glass window with deep set sill. Electric heated towel rail. Fan heater.



Bedroom 3

11' 4" X 6' 6"

Double glazed window with fitted vertical blinds. Electric panel heater. Partly coombed ceilings. Wall light. Fitted carpet. 4 x 13 amp power points.



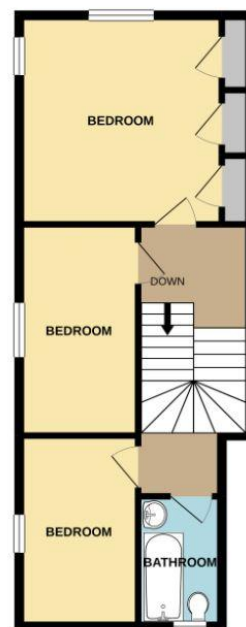
Garden

Beautifully landscaped secluded garden which is shared with two other properties. Principally laid in lawn with raised flower bed and areas in red chips. Outside water faucet. Outside light. Shared pedestrian access to Townhead Street is through a pend at Number 23A.



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 5NL
Council Tax Band C
EPC= E
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.

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