



POLLOCK & MCLEAN



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**18 BUCCLEUCH CRESCENT,
THORNHILL, DG3 5AW**



Beautifully presented semi detached house set in cul de sac within this quiet residential area of Thornhill

Accommodation consists of: Lounge, Conservatory, Dining Kitchen, 3 Bedrooms, Bathroom, Double Glazing, LPG Central Heating. Gardens to front and rear.

OFFERS OVER £120,000

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.

DIRECTIONS

SEE ATTACHED MAP

VIEWING

TELEPHONE THE SELLING AGENTS ON 01848 330207 FOR AN APPOINTMENT TO VIEW

THE ACCOMMODATION COMPRISES:-

Entrance Vestibule

UPVC door with decorative frosted double glazed panel to the entrance vestibule. Fitted carpet. Central heating radiator. Cornicing. Double glazed window with fitted blinds. Glazed panelled door to the main hallway.

Hallway

Central heating radiator. Fitted carpet. Cornicing. Storage cupboard with hanging and shelving space. 2 x 13 amp power points. Telephone point. Stairs to the upper landing. Glazed panelled door to the lounge.

Lounge

13' 8" X 11' 10" (At widest points)

Double glazed window to the front with fitted blinds. Coal effect gas fire with back boiler on marble hearth. Alcove with shelving and cupboard below. Central heating radiator. TV aerial point. 4 x 13 amp power points. Ceiling rose. Fitted carpet.



Rear Hallway

Storage cupboard with hanging and shelving space. Central heating radiator. 1 x 13 amp power point. Cornicing. Door to the conservatory.

Conservatory

10' 7" X 6' (Approximately)

Double glazed windows on two sides and double glazed double doors to the garden all with fitted blinds. Tile effect laminate flooring. Central heating radiator. 2 x 13 amp power points.



Dining Kitchen

18' 2" X 9' 8"

Spacious room with a wide range of work tops, base units and wall cupboards. Single drainer sink unit. Integrated washing machine, fridge and freezer. The freestanding cooker with be included in sale. Extractor fan. Double glazed window to the conservatory. Tile effect laminate flooring. Storage cupboard with shelving and standing space. 7 x 13 amp power points. Central heating radiator. Cornicing. Glazed door to the rear hallway.

Stairs and Upper Landing

From the main hallway stairs lead up to the upper landing with stair and landing carpets included in sale. 1 x 13 amp power point. Storage cupboard with hanging, shelving and standing space. Hatchway to the loft which is fully insulated.

Bedroom 1

11' 8" X 9' 1"

Double glazed window to the front with fitted blinds. Two fitted wardrobes with hanging and shelving space. Central heating radiator. Fitted carpet. 4 x 13 amp power points. Cornicing.



View from Bedroom 1



Bedroom 2

9' 9" X 9' 8"

Double glazed window with fitted blinds. Central heating radiator. Fitted wardrobe with hanging and shelving space and fitted airing cupboard with shelving space. Fitted carpet. 4 x 13 amp power points. Cornicing.



Bedroom 3

8' 8" X 8' 1" (At widest points)

L-shaped room with double glazed window to the front with fitted blinds. Central heating radiator. 4 x 13 amp power points. Fitted carpet. Cornicing.



Bathroom

6' 5" X 6' 5"

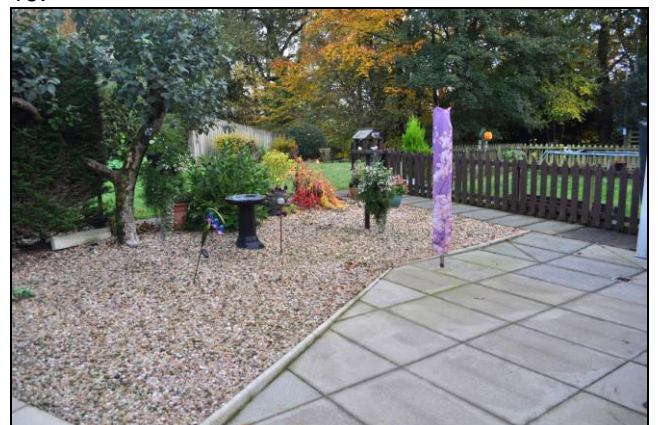
Bathroom suite consisting of bath with Mira Sport electric shower unit above, WC and wash hand basin in unit with cupboard below. Fully tiled walls. Double glazed frosted glass window with fitted blinds. Central heating radiator. Fitted mirror. Tile effect laminate flooring. Cornicing.



Outside

To the front of the property the garden has been laid principally in gravel with paved pathways

To the rear the garden has been principally laid in gravel with a variety of mature plants and shrubs along with a paved pathway and paved patio area. Two garden sheds and a greenhouse are included in sale. Outside water faucet and light. Shared pedestrian access at rear of property with number 19.

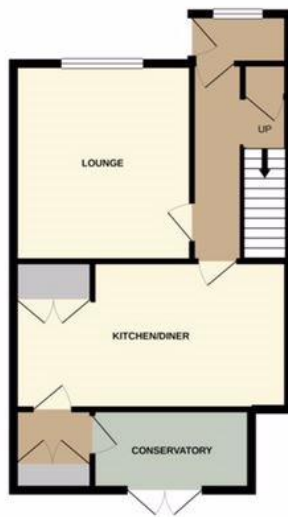




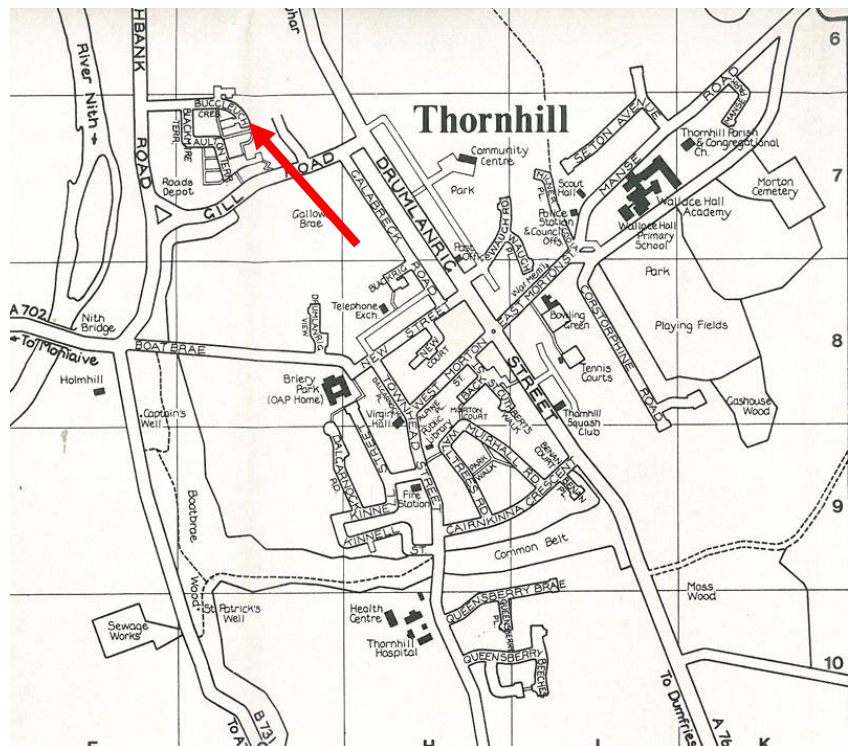
Notes

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 5AW
Council Tax Band B
EPC= F
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.

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