1 Queensberry Place, Thornhill, DG3 5AS

Offers Over £245,000

Beautifully presented detached three bedroom bungalow on a corner plot situated in the much sought after area of Thornhill. Benefits from off street parking, integral garage, double glazing and electric heating. Thornhill, in the stunning Nithsdale Valley, is a picturesque village which is approximately 14 miles north of Dumfries on the A76 main road. Thornhill offers excellent primary and secondary and benefits from a quality 18-hole golf course, a thriving bowling club, tennis and squash clubs. Infamous for its 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, the seat of the Duke of Buccleuch.

Pollock & McLean
41 Castle Street
Dumfries
DG1 1DU

Measurements (all approx.)

Entrance vestibule – 1.66m x 1.29m
Bedroom 1 – 3.99m x 2.89m
Bedroom 3 – 2.87m x 2.81m

Living Room/Dining Room – 8.43m x 4.75m
Bedroom 2 – 4.00m x 3.32m
Bathroom – 2.86m x 1.95m

Kitchen – 2.79m x 2.78m
En-suite – 3.05m x 1.57m
Garage – 5.29m x 4.16m

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. All photographs have been taken using a wide angled lens.

Accommodation comprises:

- Entrance vestibule with coat hooks and door to garage and hallway.
- Entrance hallway with windows and doors to open plan living room/dining room, two built-in cupboards and loft hatch which is floored.
- Spacious and bright open plan living room/dining room with electric fire with marble hearth and wooden mantel, window to garden and patio doors to conservatory.
- Conservatory with windows and doors to garden.
- Fitted kitchen with wall and base units, integrated electric oven and grill, 4 ring hob with extractor fan, sink and a half with mixer tap and right hand drainer, integrated fridge, part tiled and window to front.
- Bedroom 1 is a double wit window to rear and three door built-in wardrobe.
- Bedroom 2 is a spacious bedroom with en-suite and with two 3 door built-in wardrobes with shelves and hanging rails, window to front.
- En-suite shower room with W. C., wash hand basin and shower, part Respatex, window to side.
- Bedroom 3 is a single with 3 door fitted wardrobe with shelves and window to front.
- Bathroom with W. C., wash hand basin, bath with shower, part tiled, built-in airing cupboard and window to front.
- Integral garage with electric door, work units and sink with left hand drainer, window and door to rear.
- The property occupies a corner sight with gravel driveway and parking area to front. A gravel pathway and an area of lawn with a selection of trees and shrubs run down one side of the property leading to the rear garden with further area of lawn, plant beds and paved patio area and outside tap.

EPC = D

Council Tax Band = F