

School House, Penpont, DG3 4BH

Offer Over £190,000



'REDUCED PRICE'

Beautifully presented and spacious semi-detached three bedroom house. The property benefits from oil central heating and gardens. Situated in the picturesque village of Penpont. Category C Listed building. A quiet picturesque village lying close to Scaur water approximately 3 miles from Thornhill and 16 miles north of Dumfries. The village has a general store, tearoom and Primary School. The parish church is set in a commanding position overlooking the river Nith.



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Measurements (all approx. & longest & widest)

Living Room – 4.56m x 4.55m
 Shower Room – 2.41m x 1.82m
 Bedroom 2 – 4.21m x 3.45m
 Garage – 5.32m x 3.62m

Dining Room/Sitting Room – 4.42m x 3.61m
 Utility Room - 2.37m x 1.58m
 Bedroom 3 – 3.88m x 2.73m

Kitchen – 4.21m x 3.71m
 Master Bedroom – 4.60m x 4.58m
 Bathroom – 3.54m x 3.17m



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 hall with under stairs cupboard. Stairs to first floor, door to living room, kitchen and dining room/sitting room.
- Bright and spacious living room, windows to front and side with shutters. Fire with marble hearth and wooden mantel, wooden floors.
- Dining Room/Siting Room which is also a good size with windows to front and side with shutters. Fire with tiled hearth and wooden mantel, wooden floors.
- Fitted kitchen with wall and base units, sink with mixer tap and left hand drainer. Two windows to rear, clothes pulley and built-in shelved cupboard.
- Shower room with shower cubicle, W. C. and wash hand basin, waterproof wall panel.
- Utility room which has worktops, plumbed for washing machine, coat hooks and door to rear.
- Curved staircase with cast iron candy spiral balustrades and wooden handrail leads to first floor. Landing has doors to three bedrooms and rear hallway with window to side and doors to shower room and bathroom, built-in airing cupboard.
- Master bedroom is a large room with fire with decorative tiles, tiled hearth and wooden mantel, window to side.
- A further two double bedrooms both with wooden floors and windows.
- Shower room with W. C. wash hand basin, shower cubicle, part tiled and window to side.
- Spacious bathroom with bath, W. C. and wash hand basin, window to side.
- Outside the garden to the front is laid to lawn with shrubs and trees, the rear is an easy maintained garden which is paved and stones.
- Garage with door to the front and rear,

