

6a Queensberry Beeches, Thornhill, DG3 5DD

Offers Over £230,000



Beautifully presented detached two bedroom bungalow situated in a much sought after area of Thornhill. Benefits from off street parking, integral garage, double glazing and central 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 schools and benefits from a quality 18-hole golf course, 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.



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Measurements (all approx.)

Entrance vestibule – 2.17m x 1.61m
 Bedroom 1 – 4.82m x 3.26m
 2.27m Utility Room – 3.28m x 1.9m

Living Room/Dining Room – 7.21m x 5.11m
 Bedroom 2 – 3.88m x 2.24m
 Garage – 5.60m x 3.54m

Kitchen – 3.59m x 2.71m
 Bathroom – 2.71m x



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 tiled floor, doors to hallway and garage.
- L-shaped entrance hallway with double door fitted cupboard with hanging rail and shelf, built-in airing cupboard and loft hatch.
- Spacious and bright open plan living room/dining room with electric fire, window to garden and patio doors to garden, serving hatch to kitchen.
- Fitted kitchen with wall and base units, integrated electric oven and grill and hob, sink with mixer tap and right and left hand drainer, integrated fridge, part tiled and window to side.
- Master bedroom with four double door fitted wardrobes with hanging rails and shelves, window to the front.
- Bedroom 2 is a double with double door fitted wardrobes with hanging rail and shelf, window to front.
- Bathroom with W. C., wash hand basin, bath with shower, part tiled, and window to side.
- Utility room which is accessed from the entrance vestibule, plumbed for washing machine and space for tumble dryer, work top and sink with left hand drainer. Part tiled. Door to garage and door to garden.
- Integral garage with electric door, tap and window to rear.
- Good size wrap around garden, driveway leading to garage where you can park several cars. Private garden to the rear with, patio area, lawn and borders with shrubs and bushes. Shed.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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