

Keir Mill, Thornhill, DG3 4DE

Offers Over £170,000



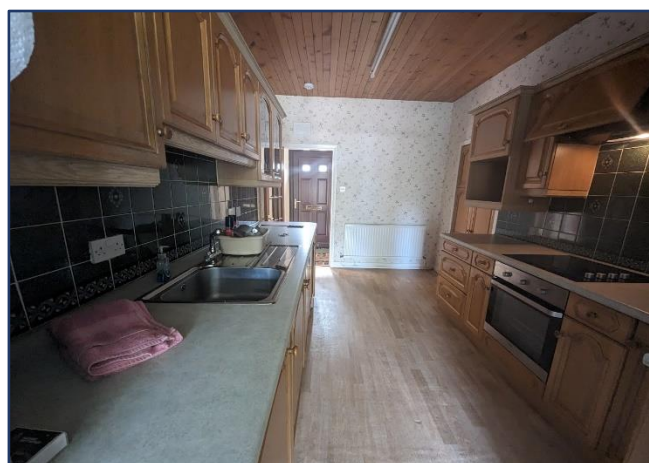
Deceptively spacious semi-detached house with 3 bedrooms. Benefits from spacious garden, double glazing and partial LPG gas heating. Situated in the picturesque Hamlet of Keir Mill approx. 3 miles of Thornhill, which offers excellent primary and secondary schools, a quality 18-hole golf course, a thriving bowling club, tennis and squash clubs.

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Measurements (all approx.)

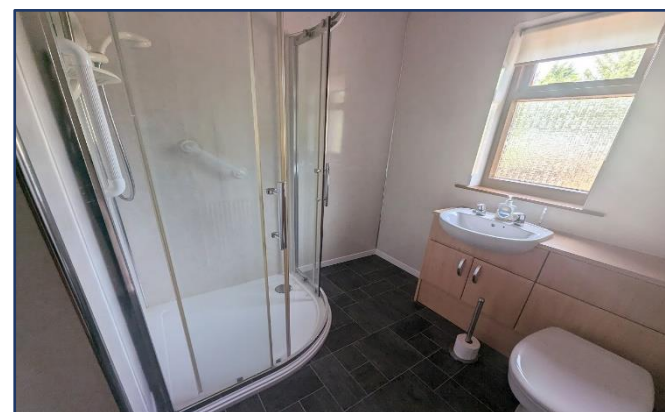
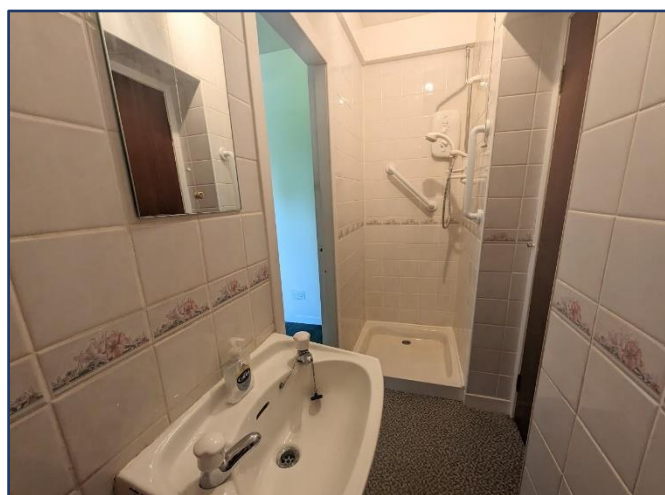
Entrance hall – 3.91m x 0.95m
 Dining Room – 5.12m x 2.26m
 Shower Room – 3.22m x 1.03
 Shower Room – 2.09m x 2.06m

Sitting Room – 5.03m x 3.57m
 Bedroom 1 – 5.04m x 3.43m
 Rear Hallway 2.11m x 1.31m
 Bedroom 3 – 5.23m x 2.83m

Kitchen – 3.97m x 2.64m
 Dressing Room – 3.51m x 2.57
 Bedroom 2 – 3.29m x 2.57



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 hallway with coat hooks, cupboard housing electrics. Door to sitting room, bedroom and kitchen.
- Bright sitting room with window to front. LPG gas fire with wooden mantel and marble hearth. Built-in cupboard with shelves. Further built-in cupboard with water tank and shelf.
- Fitted kitchen with wall and base units, sink with mixer tap and right hand drainer. Integrated electric oven and ceramic hob with extractor fan. Built-in cupboard with shelves.
- Dining room with window overlooking the garden and door tot rear.
- Shower room with W. C., wash hand basin and shower cubicle.
- Dressing room with window to rear. Door from shower room and bedroom.
- Bedroom 1 which is a good size and has window to front. Rear hallway with door to side of property and door to bedroom 2 and shower room.
- Shower room with shower cubicle, W. C. and wash hand basin with vanity unit. Window to rear.
- Bedroom 2 with window to rear.
- Stairs to attic floor. On the landing there is a built-in cupboard, door to eaves and door to bedroom 3.
- Bedroom 3 is a good size with Velux window to rear.
- Large garden which is easily maintained mostly laid to stones. Outbuilding with power. Shed. Patio area. Outside tap and clothes poles.



GROUND FLOOR

1ST 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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