

18 New Street, Thornhill, DG3 5NH

Offers Over £185,000



Beautifully presented modern three bedroom mid terraced cottage with garden, garage, off street parking, oil central heating and double glazing. 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 it's salmon and trout fishing in the river Nith, and it's 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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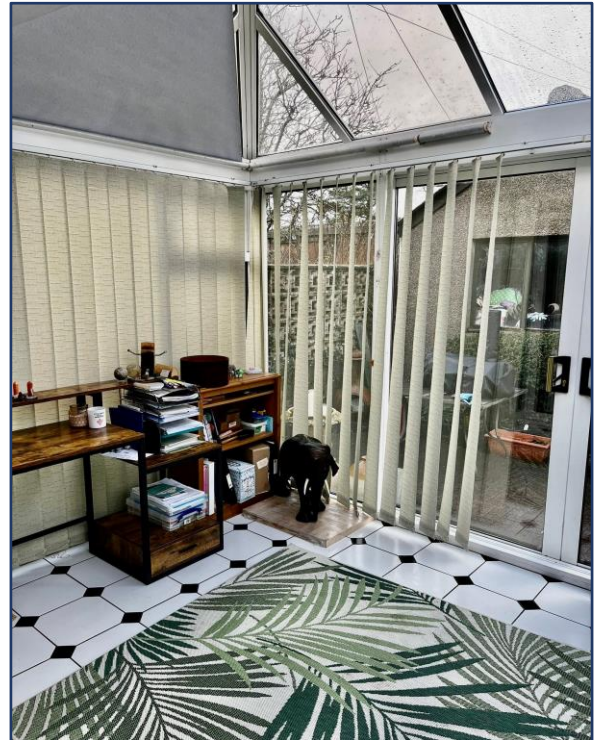


Measurements (all approx. & longest & widest)

Entrance vestibule – 1.57m x 1.35m
 Bedroom 2 – 3.83m x 3.83m
 Bedroom 3 – 3.52m x 2.73m
 Sitting Room - 3.79m x 3.66m

Hall – 1.68m x 3.87m
 En-suite – 2.17m x 0.92m
 Kitchen/Dining Room – 8.76m x 2.81m
 Conservatory – 3.79m x 3.66m

Lounge/Bedroom1 – 4.76m x 3.91m
 Wet Room – 2.36m x 1.70m
 Garage – 6.68m x 3.08m



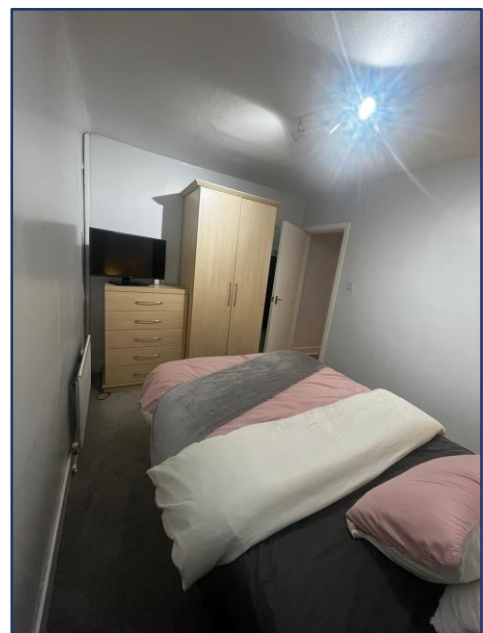
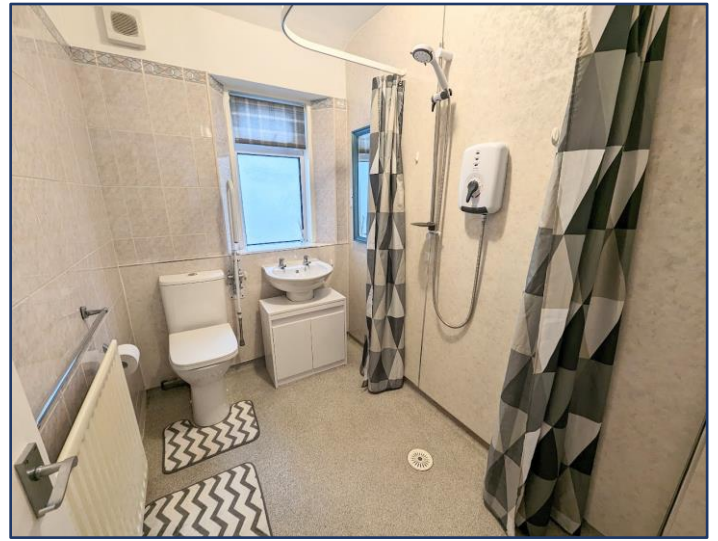
These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken using a wide angled lens.



Accommodation comprises:

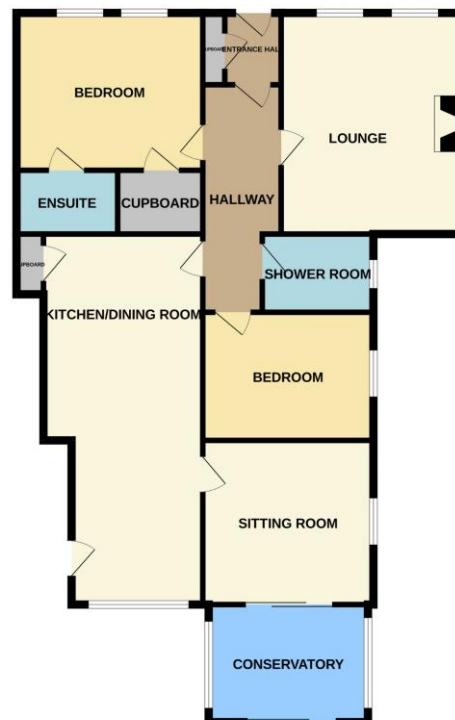
- Entrance vestibule with cupboard with coat hooks and electrics.
- Good size hallway with doors to lounge/bedroom, two further bedrooms, wet room and kitchen/dining room.
- Lounge/bedroom this room can be used as a lounge or bedroom. Window to the front and stylish wall mounted electric fire. Laminate flooring.
- Wet room with Triton shower, W. C. and wash hand basin. Part tiled and part splashback. Window to side.
- Bedroom two with en-suite shower room. Built-in wardrobe with hanging rail and shelf with mirror fronted door. Over bed fitted wardrobes and bedside cabinets. Large walk-in cupboard with shelves.
- En-suite with W. C., wash hand basin and shower cubicle with Triton shower. Tiled walls. Vanity unit.
- Bedroom three is a double bedroom with window to side.
- Bright and spacious modern open plan kitchen/dining room. Wall and base units, sink and a half with mixer tap and left hand drainer. Integrated washing machine and dishwasher. Window to rear. Walk-in shelved cupboard. Sitting room with alcove with shelves. Patio doors to conservatory.
- Conservatory with floor to ceiling windows overlooking the garden and door to garden.
- To the side of the property there is power and space for tumble dryer and freezer.
- To the rear there is a garage with power, lights and shelves. The rear garden is paved and gates at the rear.







GROUND FLOOR
110.2 sq.m. (1186 sq.ft.) approx.



TOTAL FLOOR AREA: 110.2 sq.m. (1186 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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