

Cheyne Cottage,
Tynron, DG3 4LA
Offers Over £220,000





Exceptionally spacious 3 bedroom detached bungalow in glorious rural location, Tynron nestles in the hills of Mid Nithsdale between Thornhill and Moniaive in an area of great natural beauty. The property benefits from detached double garage, oil central heating, double glazing and beautiful gardens.





Entrance vestibule leading to entrance hall which is a good size. Doors to all rooms. Built-in cupboard with shelves. And loft hatch.

Living room which is a bright and spacious room with bay window to the front, window to side and door to side. Wood burning stove with mantel and hearth.

Kitchen/diner with wall and base units integrated electric oven and grill. Ceramic hob and extractor fan. Sink and a half with mixer tap and right hand drainer. Two windows to the rear.

Utility room with wall and base units. Double sink with mixer tap and right hand drainer. Worcester boiler. Cupboard housing the electrics with shelves. Windows to rear and door to side. Clothes pulley.

Dining Room which is a good size and windows to side.



Bedroom 1 is a double room with window to front.

Bathroom with bath with shower, W. C. and wash hand basin. Window to rear. Part tiled.

Bedroom 2 also a double bedroom with window to rear.

Master bedroom with en-suite and dressing area. Good size room with window to front. Dressing area with window to rear and three door fitted wardrobes to either side with hanging rails and shelves.

Good size en-suite with bath, shower cubicle, wash hand basin with mixer tap and bidet. Vanity unit. Fully tiled. Window to front.

The loft is accessed by a Ramsay ladder. Three rooms in the loft and Velux windows to front and rear.

Driveway with space for several cars and detached double garage to the side.

Beautifully presented garden with various plants, shrubs and trees. Burn to the side of the property. Wendy house and Greenhouse.



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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Measurements –

Entrance vestibule – 2.80m x 1.80m

Dining Room – 4.81m x 4.11m

Utility Room – 3.27m x 1.68m

Bedroom 2 – 4.04m x 3.01m

Dressing Area – 2.40m x 1.89m

Bathroom – 2.99m x 2.26m

Living Room – 6.78m x 6.05m

Kitchen – 4.99m x 4.19m

Bedroom 1 – 3.50m x 3.49m

Master Bedroom – 4.12m x 3.61m

En-suite – 3.48m x 2.28m

EPC –D

CT - F

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.



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