

135 Drumlanrig Street,
Thornhill, DG3 5LP

Offers Over £230,000





Deceptively spacious traditional terraced three bedroom house situated in the much sought after village of Thornhill. Benefits from off street parking, garden, double glazing and air source heat pumps and solar panels. 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. Four miles to the north lies Drumlanrig Castle, the seat of the Duke of Buccleuch.





Entrance vestibule, leading to living room. Large bright open plan living room/dining room, open stairs to first floor. There is a plaster and 'marble' fireplace within the lounge which runs on bio ethanol liquid fuel. Two windows to the front. Door to rear hall and door to dining room/study.

Dining room/study could be used for a number of uses, window to the side and door to rear.

Rear hallway which has a skylight window. Built-in cupboard with shelves. Doors to kitchen, wet room and garden.

Newly fitted wet room with shower, W. C. and wash hand basin with mixer tap. Heated towel rail and underfloor heating. Splash back. Skylight window.





Kitchen with wall and base units, newly fitted worktops and sink and a half with mixer tap and right hand drainer. Window to rear and skylight window. Integrated electric double oven and hob with extractor fan, and integrated fridge/freezer. Cupboard with mains electrics.

Utility room with base units, sink with left hand drainer. Plumbed for washing machine. Built-in cupboard with hanging rail and shelves. Window to garden.

Room with wall and base units, sink with right hand drainer. Door to garden, shower room and stairs leading to the rear sitting room. Under stairs cupboard.

Shower room with shower cubicle, wash hand basin with mixer tap and W. C.

Stairs from the utility room leading to the rear sitting room, handrail and bannister. Bright and spacious room which could be used as a bedroom. Wooden beams and 4 skylight windows and window overlooking the garden.





Stairs from the living room leading to the first floor, hand rail and bannister. Split level stairs, leading to bedroom one and further stairs to the landing, window to rear, doors to two further bedrooms and bathroom.

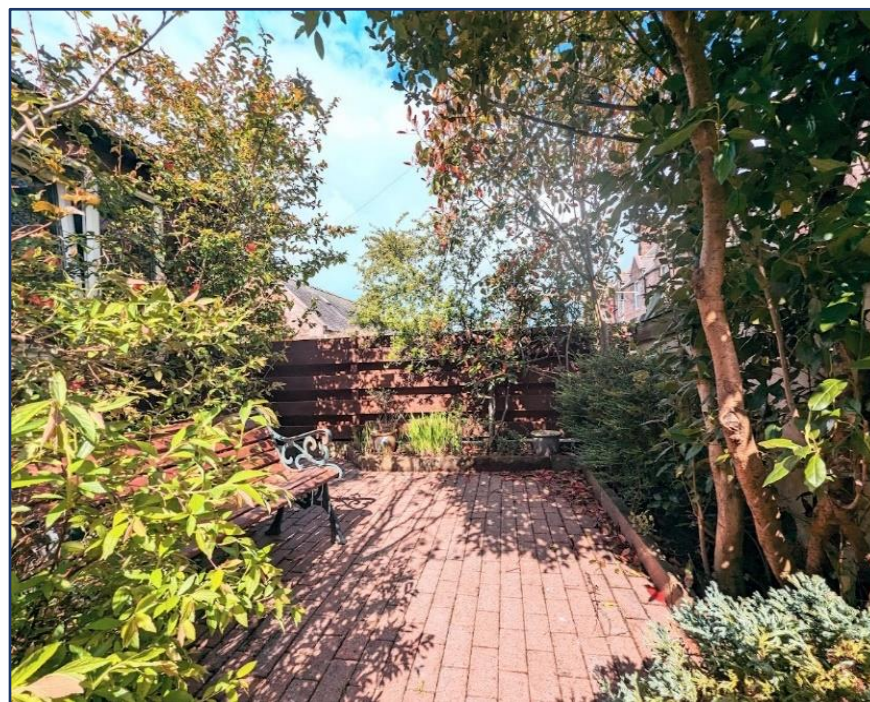
Bedroom one is a double bedroom with window to the rear and two double door built-in wardrobes with hanging rails and shelf.

Bedroom two is a spacious bedroom with built-in cupboard. Window to the front with shutters.

Family size bathroom with bath, W. C. and wash hand basin with mixer tap. Window to the front.

Bedroom three is a large bedroom with window to the front with shutters. Built-in cupboard with hanging rails and shelves.







Off street parking to the front of the property. Beautifully presented private rear garden with various plants, shrubs and trees, easily maintained. Patio area's and garden room with light and power. Garage with electric doors, leads onto Galabreck Road, power and lights to the rear of the garage is a workshop with shower lights and shelf. Window to the rear.



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.
Made with floorplan 12/23

Measurements –

Living Room – 4.57m x 3.64m

Dining area – 4.64m x 2.68m

Full length – 8.71m

Dining Room/study – 3.67m x 3.17m

Hall – 2.99m x 2.64m

Kitchen – 3.91m x 3.13m

Utility Room – 3.13m x 2.45m

Wet Room – 2.46m x 2.26m

Shower Room – 2.14m x 1.46m

Rear Hall – 3.09m x 2.67m

Sitting Room – 7.43m x 3.08m

Bedroom 1 – 3.26m x 3.06m

Bedroom 2 – 4.21m x 3.69m

Bedroom 3 – 4.17m x 2.78

Bathroom – 1.97m x 1.95m

Garden Room – 2.25m x 2.15m

Workshop area – 3.72m x 2.48m

Garage – 5.46m x 3.52m

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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