

75 Kinnell Street, Thornhill, DG3 4JN

Offers Over £95,000



Spacious two bedroom semi house in a quiet corner of a small housing development on the edge of the picturesque Village of Thornhill. The property benefits from front, side and rear gardens, double glazing and electric heating. Thornhill, in the stunning Nithsdale Valley, is a picturesque village which is approximately 14 miles north of Dumfries on the A76 main road, and offers excellent primary & secondary schools, a quality 18-hole golf course, a thriving bowling club, tennis and squash clubs.



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Measurements (all approx. & longest & widest)

Entrance hall – 1.97m x 1.86m
 Shower Room – 1.94m x 1.67m

Living Room/Dining Room – 6.69m x 3.12m
 Bedroom 1 – 3.94m x 3.11

Kitchen – 2.68m x 2.59m
 Bedroom 2 – 4.17m x 2.67m



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:

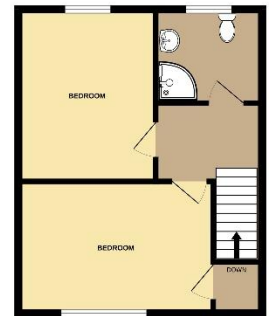
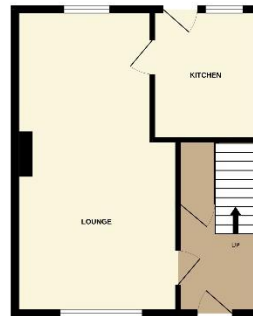
- Entrance hall with large walk-in cupboard with coat hooks and shelves. Door to living room/dining and stairs to first floor.
- Living room/dining room which is a large bright room. Window to the front and rear. Electric fire with fireplace, TV unit and shelves with wooden mantel and brick surround.
- Kitchen with wall and base units, sink with right hand drainer, window and doors to rear garden. Integrated electric oven and grill, four ring hob and extractor fan.
- Stairs to first floor with hand rail and bannister. Loft hatch. The loft is floored with window.
- Shower room with shower cubicle, W. C. and wash hand basin. Window to rear.
- Bedroom one is a good size double bedroom with window to the rear. Built-in airing cupboard.
- Bedroom two is also a double bedroom with window to the front. Two built-in cupboards.
- Front side and rear gardens. Laid to lawn, stone chips, various plants and shrubs. Outside tap. Outbuilding.





GROUND FLOOR

1ST FLOOR



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