

# 5 Drumlanrig Street, Thornhill, DG3 5LL

## Offers Over £130,000



Charming two bedroom traditional terraced two bedroom house situated in the much sought after village of Thornhill. Benefits from garden, double glazing and oil central heating. 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.



**POLLOCK & MCLEAN**  
SOLICITORS FOR YOU AND YOUR FAMILY



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**Measurements (all approx.)**

Entrance hall - 2.25m x 1.43m  
 Bathroom - 2.61m x 1.81m  
 Bedroom 2 - 4.13m x 3.69m

Living Room - 5.36m x 3.64m  
 Kitchen - 5.04m x 1.85m

Sitting Room - 5.40m x 3.69m  
 Bedroom 1 - 4.13m x 2.69m



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:

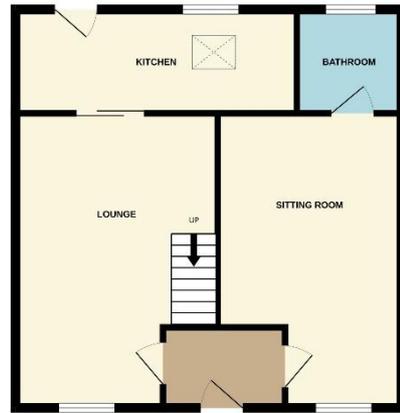
- Entrance hall with doors to living room, sitting room and stairs to first floor. Cupboard housing electrics and coat hooks.
- Good size living room with window to the front. Electric fire with fireplace and mantel. Newly fitted carpet.
- Fitted kitchen with wall and base units. Sink and a half with mixer tap and left hand drainer. Space for fridge/freezer and plumbed for washing machine and dishwasher. Window to garden and skylight window.
- Sitting room which could be used as a third bedroom. Window to front. Electric fire with fireplace and mantel.
- Family size bathroom with W. C., wash hand basin with mixer tap, bath and shower cubicle. Window to rear. Fully tiled. Underfloor heating.
- Stairs to first floor with handrail. On the landing there is a skylight and cupboard. Doors to two bedrooms.
- Bedroom one has a bay window to the front and Velux window to the rear.
- Bedroom two also has a bay window to the front and Velux window to the rear.
- Rear garden which is a good size and laid to lawn with some stone chips and some shrubs. Garage at the rear and gate to the rear.



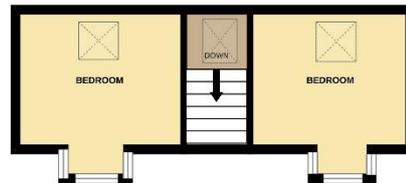


EPC – D  
CT – B

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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