

# 4 Aulton Terrace, Thornhill, DG3 5AN

## Offers Over £110,000



Modern and spacious two bedroom end terraced 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, off street parking, 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, and offers excellent primary & secondary schools, a quality 18-hole golf course, a thriving bowling club, tennis and squash clubs.

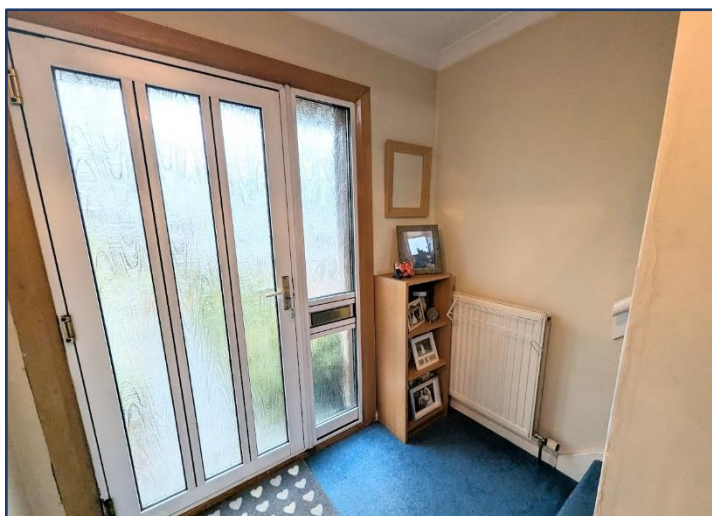


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**Measurements (all approx. & longest & widest)**

Entrance hall – 2.11m x 1.76m  
 Bathroom – 1.65m x 1.95m

Living room/Dining Room – 6.66m x 2.96m  
 Bedroom 1 – 3.78m x 3.08m

Kitchen – 2.75m x 2.63m  
 Bedroom 2 – 4.17m x 2.79m

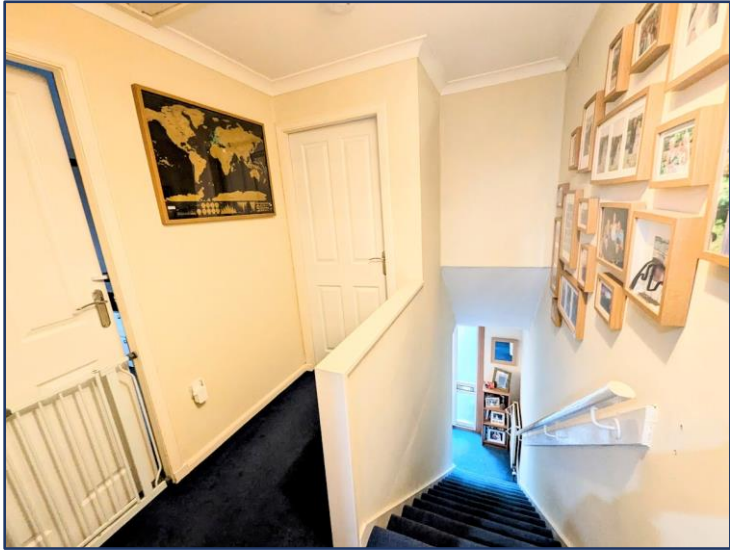


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Accommodation comprises:

- Entrance hall with door to living room and stairs to first floor. Large under stairs cupboard with shelves, coat hooks and power.
- Living room/dining room which is a large bright room. Dual aspect windows to front and rear. Wood burning stove with slate hearth and wooden mantle piece.
- Kitchen with wall and base units, sink with mixer tap and right hand drainer, window and doors to rear garden. Integrated dishwasher. Plumbed for washing machine. Integrated electric oven and hob with extractor fan.
- Stairs to first floor with hand rail and bannister. Loft hatch. The loft is floored with Ramsey ladder.
- Modern bathroom with bath with shower, W. C. and wash hand basin with mixer tap. Fully splashback. Window to rear.
- Bedroom one is a bright double bedroom with window to rear. Built-in cupboard housing water tank and shelf.
- Bedroom two is also a double bedroom with window to the front. Two built-in cupboards with shelves.
- Garden to front, side and rear. Laid to stone chips. Off street parking to the front for two cars. Shed to the side with power and lights. The rear has a patio area, outbuilding and two wood stores.

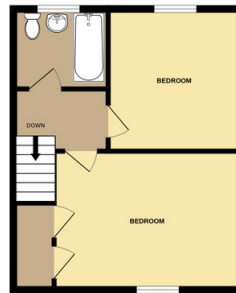
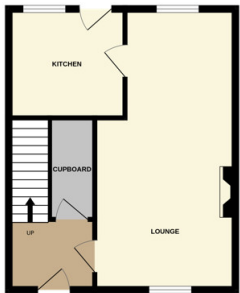






GROUND FLOOR

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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