

16 Queensberry Brae, Thornhill, DG3 5AQ

Offers Over £240,000





Beautifully presented detached three bedroom bungalow, sitting on a generous corner plot. Situated in a much sought after area of Thornhill. Benefits from off street parking, integral garage, 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 schools and benefits from a quality 18-hole golf course, thriving bowling club and squash clubs. Infamous for its salmon and trout fishing in the river Nith and its tributaries, and for its shooting and hill walking opportunities. Four miles to the north lies Drumlanrig Castle, the seat of the Duke of Buccleuch.





Large entrance hallway. Built-in airing cupboard. Doors to living room, three bedroom, wet room, kitchen, W.C. and archway to dining room. Loft hatch with pull down ladder to floored loft.

Bright and spacious living room with window to the front. Multi-fuel stove with fireplace and hearth. Door to hallway.

Archway to dining room with window to front.

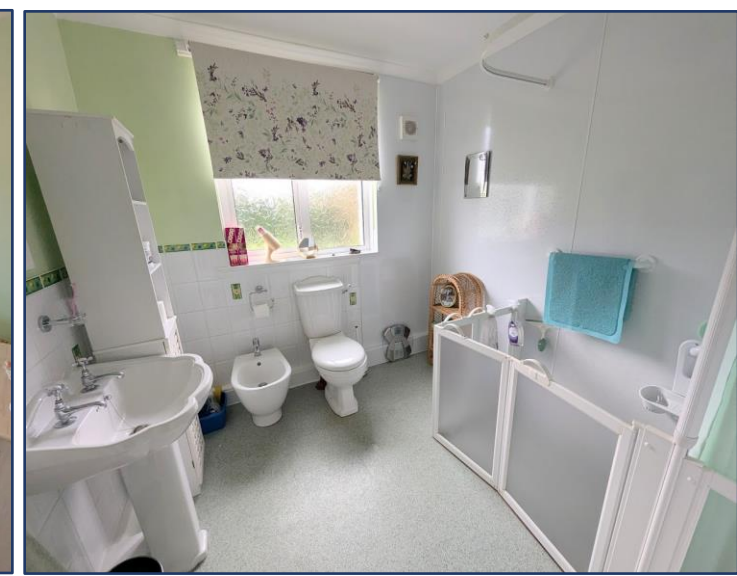
Kitchen/diner with wall and base units, sink and half with mixer tap and left hand drainer. Integrated Fridge, dishwasher and electric oven and hob. Window to rear.

Utility room with units. Space for tumble dryer, freezer and plumbed for washing machine. Window and door to garden.





Bedroom with window to rear. Built-in double door wardrobe with hanging rail and shelf.
Wet room with shower, W.C., wash hand basin and bidet. Part splashback and part tiled. Window to rear.
Bedroom 2 is a double with window to rear.
W. C. with wash hand basin and window to side.
Master bedroom with window to front. Double door built-in wardrobe with hanging rail and shelf.





Hallway with door front living room. Doors to garage and office. Large walk-in cupboard.

Office with window to rear. Clothes pulley. Rhino boiler. Door to garden.

Garage with electric door. Power lights and electrics.

Good size corner plot with large wrap around garden, two entrance ways to off street parking and garage where you can park several cars. Private patio area to rear with shed, clothes whirly and outside tap.







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.

EPC = E

Council Tax Band = F

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 –

Hall – 8.09m x 4.69m

Kitchen – 4.86m x 3.0m

Wet Room – 2.40m x 2.54m

Bedroom 3 – 3.86m x 2.99

Living Room – 6.30m x 4.86m

Utility Room – 2.45m x 1.86m

Bedroom 2 – 3.23m x 2.74m

Office – 3.02m x 2.74m

Dining Room – 3.74m x 3.47m

Bedroom 1- 3.04m x 2.57m

W. C. – 1.66m x 0.99m

Garage – 5.34m x 3.22m



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