

# 17/18 Back Street, Thornhill, DG3 5NG

## Offers Over £95,000



Deceptively spacious three bedroom terraced house close to the centre of the picturesque village of Thornhill. Benefits from air source heat pump and double glazing. Thornhill offers excellent primary and secondary and benefits from a quality 18-hole golf course and a thriving bowling club. Four miles to the north lies Drumlanrig Castle, the seat of the Duke of Buccleuch.

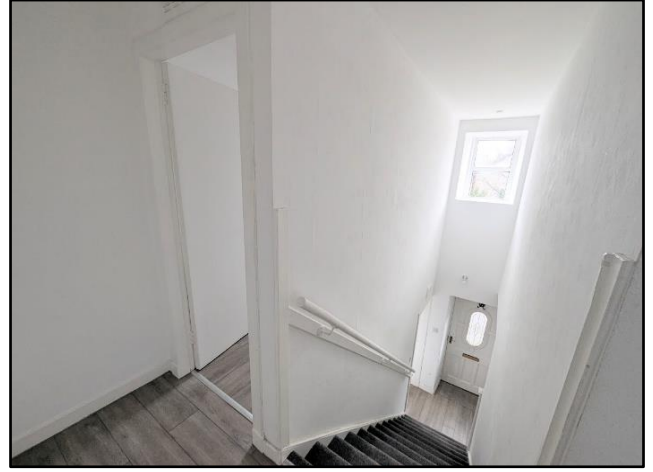


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**Measurements (all approx. & longest & widest)**

Entrance Hall – 1.75m x 1.44m  
 Upper Hall – 5.35m x 1.38m  
 Bedroom 3 – 4.08m x 3.16m

Living Room – 5.86m x 4.69m  
 Bedroom 1 – 3.70m x 2.03m  
 Bathroom – 3.76m x 1.46m

Kitchen – 4.77m x 2.00m  
 Bedroom 2 – 3.25m x 1.70m



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, electrics and doors to kitchen and living room with stairs to first floor.
- Large bright living room with two windows to the front and one to the rear. Wood burning stove with hearth. Alcove area. A large walk in cupboard housing air source heat pump boiler.
- Modern fitted kitchen with wall and base units. Sink with mixer tap and a left hand drain. Integrated electric oven and hob with an extractor fan. Window to the front.
- Stairs to the first floor with a handrail and on the landing there is a window to the rear and front. Built in cupboard with shelving. Doors to the three bedrooms and the bathroom. Bedroom one is a single with front facing window and built in cupboard with hanging rail and shelf.
- Bathroom with W.C. and a wash hand basin with mixer tap. Bath with a shower. Full backsplash and front facing window.
- Bedroom two is also a single with a window to the front with the loft hatch with a pull down ladder.
- Bedroom three is a spacious and bright double with two front facing windows and a double door built in cupboard with hanging rail and shelf.



