

Snowdrop Cottage, Main Street, Penpont, DG3 4BP

Offer Around £140,000



‘Under Market Value’

Deceptively spacious four bedroom semi-detached house benefiting from oil central heating, double glazing and garden. Situated in the quiet picturesque village of Penpont. Approximately 3 miles from Thornhill and 16 miles north of Dumfries. The village has a newsagents/general store, Primary School and Pre School.



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Measurements (all approx. & longest & widest)

Entrance hall – 3.13m x 1.43m
 Bedroom 1 – 4.97m x 3.72m
 Side Hall – 1.68m x 0.97m
 Bedroom 3 – 3.73m x 3.52

Living Room – 4.99m x 3.74m
 Bedroom 2 – 3.75m x 3.07m
 Shower Room – 3.50m x 1.34m
 Bedroom 4 – 3.72 x 3.10m

Kitchen – 4.56m x 3.06m
 Side porch – 4.78m x 1.97m
 Upper Hall – 4.01m x 3.47m



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 cupboard housing electrics and coat hooks. Doors to living room, bedroom 1 and stairs to first floor.
- Good size living room with window to front. Fireplace and brick surround and wooden mantel. Door to bedroom two and kitchen.
- Bedroom 1 is a spacious bedroom with window to the front. Fitted wardrobes and drawers.
- Bedroom 2 with window to rear and under stairs cupboard.
- Kitchen with wall and base units. Sink with mixer tap and right hand drainer. Window to rear.
- Side porch with windows and door to garden and to the front.
- Side hall with cupboards and door to shower room.
- Shower room with wash hand basing, W. C. and shower cubicle. Window to side.
- Stairs to first floor. ON the landing there is a Velux window to front and doors to two bedrooms.
- Bedroom 3 with Velux window to front.
- Bedroom 4 with Velux window to front.
- Garden to the front with stone chips.
- Good size rear garden with double glazed potting shed and a poly tunnel. Plants and shrubs. Gate to the rear. Outside tap.



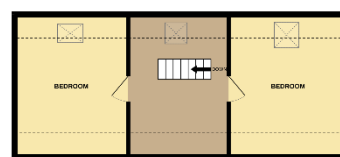




GROUND FLOOR



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 misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, appliances and fixtures on which have not been tested and no guarantee can be given as to their operability or effectiveness for the date stated with description 02/2020