

69 Closeburn, Thornhill, DG3 5HR

Offers Over £100,000



Semi-detached two bedroom cottage situated in Closeburn. Benefits from off street parking, large garden, double glazing, air source heat pump and solar panels. Closeburn is a village on A76, which has a general store, church and Primary School. Just two miles north to Thornhill. Thornhill offers excellent primary and secondary schools and benefits from a quality 18-hole golf course, a thriving bowling club, tennis and squash clubs. The area is well known for 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.



POLLOCK & MCLEAN
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Pollock & McLean
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Measurements (all approx.)

Living Room – 4.82m x 3.95m
 Rear hall – 1.64m x 0.88m
 Porch – 2.68m x 1.37m

Bedroom 1 – 4.82m x 3.74m
 Wet Room – 2.32m x 1.31m

Bedroom 2 – 3.67m x 2.92m
 Kitchen – 3.32m x 2.82m



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, loft hatch, doors to two bedrooms and living room.
- Good size living room with window to the front, multifuel burning stove with slate hearth and wooden beam mantel. Window to porch.
- Master bedroom which is a good size with window to the front, patio doors to garden.
- Bedroom 2 is rear facing with window overlooking the garden.
- Rear hallway, door to porch, kitchen and wet room.
- Modern fitted kitchen with wall and base units, integrated electric oven and four ring hob with extractor fan. Sink with mixer tap and left hand drainer. Window overlooking the rear garden.
- Wet room with wash hand basin with mixer tap, W. C. and shower. Window to side.
- Porch with electrics, windows to garden and door to rear.
- There is vehicular access round the side of the property leading to off street parking. Large rear garden, area with artificial grass, patio areas, some shrubs and outside tap.



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