

1 Pegasus Way, Thornhill, DG3 5DG

Offers Over £185,000



Modern and spacious three bedroom semi-detached house situated in the much sought after picturesque village of Thornhill. Benefits from gardens, air source heat pump and off street parking. Thornhill, in the stunning Nithsdale Valley, is a popular 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 and a thriving bowling club.

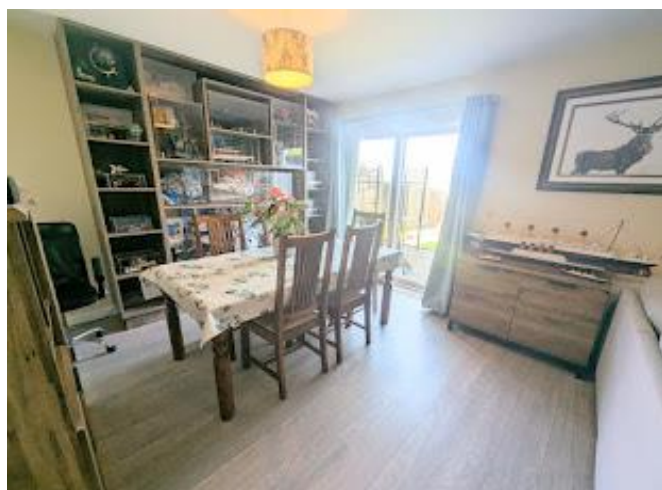
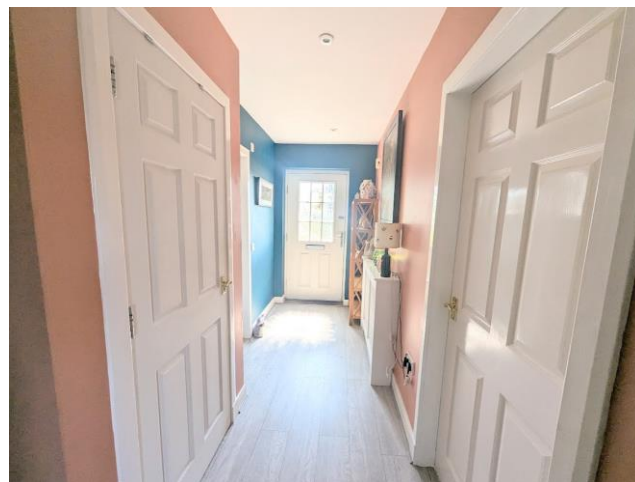
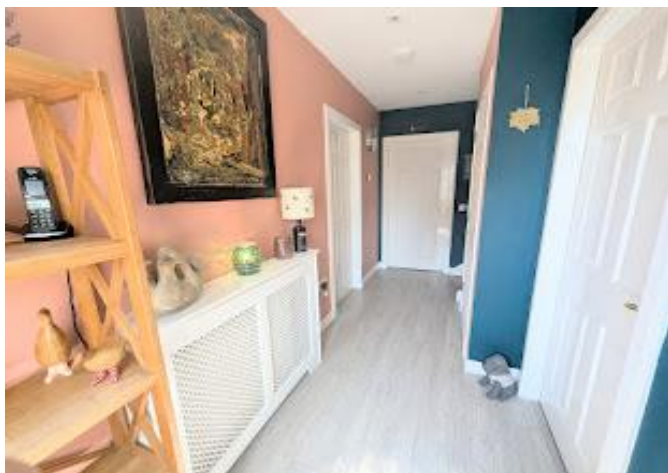


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Measurements (all approx.)

Entrance vestibule – 4.61m x 1.49m
 Kitchen – 3.88m x 2.72m
 Bedroom 2- 3.84m x 2.72m

W. C. – 1.89m x 1.87m
 Bathroom – 2.57m x 2.02m
 Bedroom 3 – 3.92m x 2.69m

Living Room/Dining Room – 6.66m x 3.49m
 Bedroom 1 – 3.76m x 2.71m

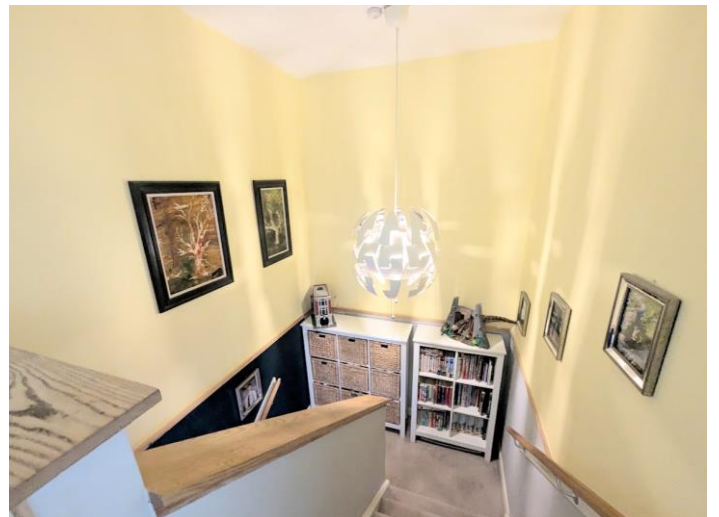


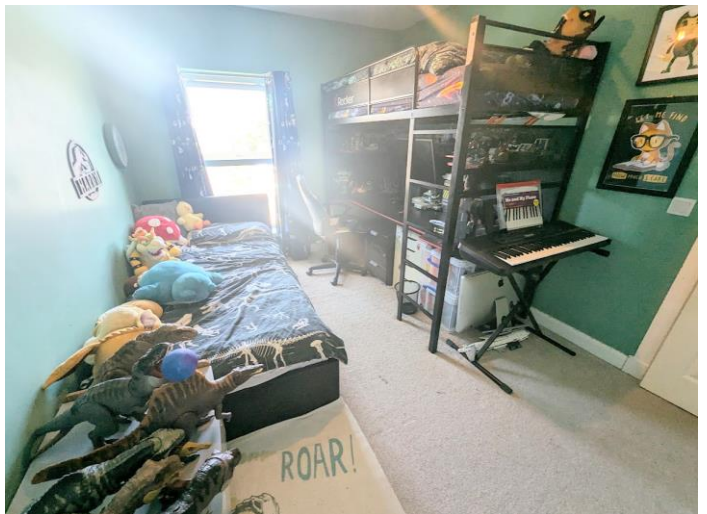
These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken using a wide angled lens.



Accommodation comprises:

- Spacious entrance hallway with walk-in cupboard with electrics and space for a tumble dryer and coat hooks. Doors to kitchen, living room, W. C., and stairs to first floor.
- W. C. with wash hand basin. Fitted cupboards with hanging rails and shelves. Window to front.
- Living room/dining room is a large bright room. Patio doors to the garden and large window to the garden. Built-in cupboard with shelves and power.
- Modern fitted kitchen with wall and base units. Sink and a half with mixer tap and left hand drainer. Integrated oven and hob with extractor fan. Window to the front. Built-in cupboard with boiler.
- Stairs to first floor with doors to three bedrooms and bathroom. Large built-in cupboard with shelves.
- Family sized bathroom with wash hand basin, W. C., and bath with Thermostatic mixed shower. Part Splashback. Window to front.
- Bedroom one is a double with window to front. Built-in wardrobe with hanging rail and shelf.
- Bedroom 2 is also a good size with built-in wardrobe with hanging rail and shelf. Window to rear.
- Spacious bedroom with window to rear. Large fitted wardrobe with hanging rails, shelves and drawers.
- Off street parking to the front for two cars. Rear garden with decking, lawn and shed. Jungle gym (included in the sale).

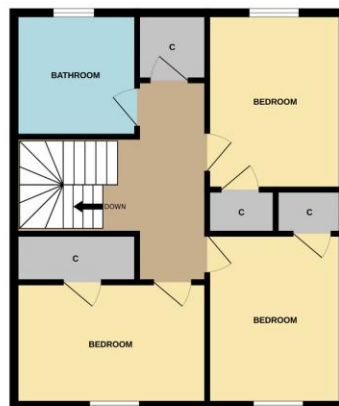
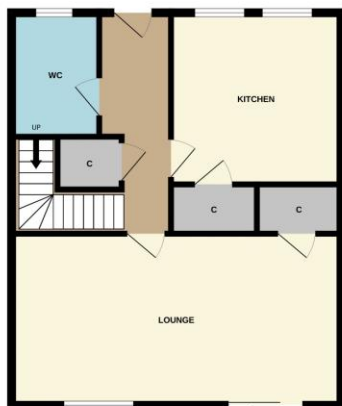






GROUND FLOOR

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 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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