

5 Waugh Place, Thornhill, DG3 5PL

Offers Over £160,000



Charming two bedroom semi-detached house in a much sought after cul-de-sac in Thornhill, benefiting from LPG gas central heating, triple glazed windows, off street parking and spacious gardens. Situated in the picturesque village of Thornhill 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, a thriving bowling club, tennis and squash clubs. Thornhill is infamous for its salmon and trout fishing in the river Nith, its tributaries, shooting and hill walking opportunities. Four miles to the north lies Drumlanrig Castle, the seat of the Duke of Buccleuch.



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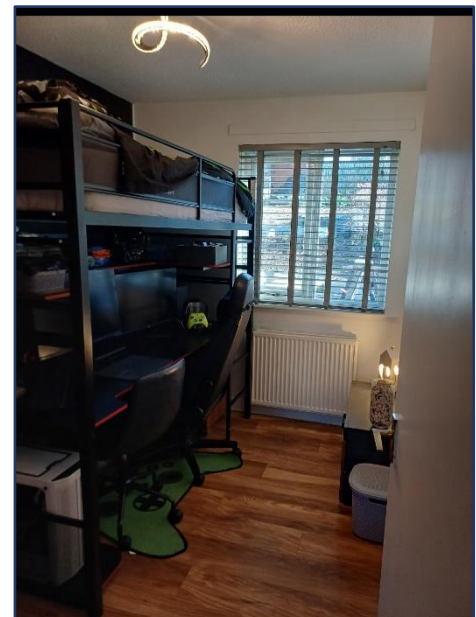


Measurements (all approx.)

Entrance vestibule – 1.29m x 1.21m
 Dining Room – 2.99m x 2.16m
 Bedroom 1 – 4.17m x 3.29m

W. C. – 1.49m x 1.21m
 kitchen – 3.00m x 2.89m
 Bedroom – 3.26m x 3.03m

Living Room – 5.24m x 4.18m
 Shower Room – 2.09m x 2.04m



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 vestibule with doors to W. C. and living room.
- W. C. with wash hand basin and window to front.
- Good size bright living room with window to the front, door to dining room/bedroom 3. Under stairs cupboard. Entry to kitchen and open plan stairs to first floor.
- Modern fitted kitchen with wall and base units. Integrated electric oven and Touch sensor Induction hob. Sink with mixer tap and left hand drainer. Part Tiled. Door and window to rear. Valiant boiler. Part tiled. Washing machine and American style fridge/freezer included in sale.
- Dining room currently used as a third bedroom was previously open plan kitchen/diner and can be put back. Window to rear.
- Stairs to first floor with hand rail and bannister. Loft hatch. Doors to two bedrooms and shower room.
- Bedroom 1 is a good size bright room with double door fitted wardrobe and further built-in cupboard. Window to front.
- Bedroom 2 is also a double with double door fitted wardrobes and window to rear.
- Modern fitted shower room (fitted 1 year ago) walk-in shower cubicle with modern square shower head, wash hand basin with vanity unit. Fully tiled, heated towel rail and window to rear.
- Front garden is laid to lawn with paved area and gravelled off street parking with space for three cars. The rear garden is a good sized terraced rear garden, shed, lawn, plants and shrubs and shed.

