

# 55 Kinnell Street, Thornhill, DG3 4JN

## Offers Over £110,000



Beautifully presented end terraced two bedroom house, benefiting from oil central heating, double glazing, 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, and its tributaries and for its shooting and hill walking opportunities. Four miles to the north lies Drumlanrig Castle, the seat of the Duke of Buccleuch.



**POLLOCK & MCLEAN**  
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### Measurements (all approx.)

Living Room – 6.33m 3.27m  
Bedroom 2 – 3.38m x 3.27m

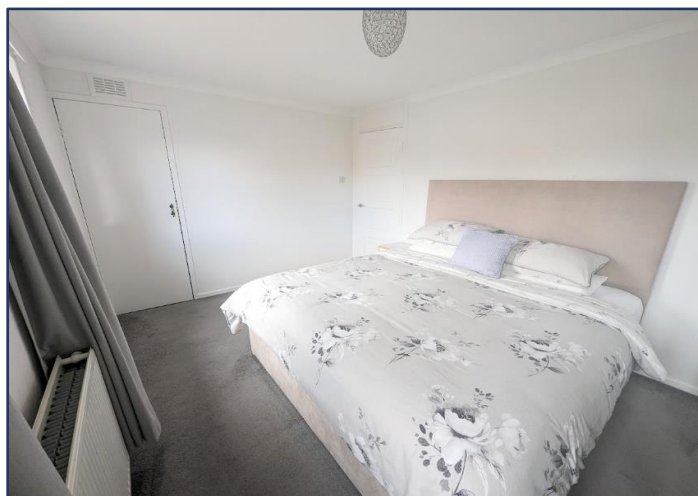
Kitchen – 3.83m x 1.94m  
Shower Room – 1.88m x 1.66m

Bedroom 1 – 4.31m x 2.93m



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.



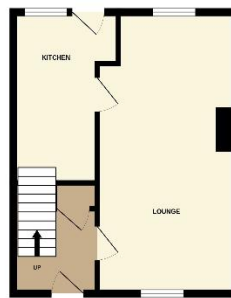


Accommodation comprises:

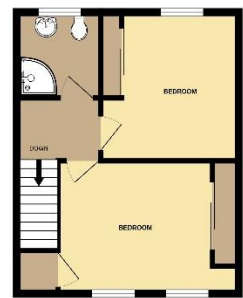
- Entrance hall with cupboard housing electrics. Wooden floor. Built-in cupboard with shelf and coat hooks. Door to living room/dining room and stairs to first floor.
- Bright and spacious living room/dining room with wooden floors and windows to front and rear.
- Kitchen with wall and base units, integrated electric oven and induction hob with extractor fan. Integrated fridge. Sink with mixer tap. Window and door to rear garden. Washing machine and dishwasher can be purchased by separate negotiation.
- Stairs to first floor with handrail and banister. Doors to 2 bedrooms and shower room. Loft hatch.
- Master bedroom is a bright room with two windows to the front. Fitted double door wardrobes with hanging rail and shelf and mirror fronted doors. Built-in cupboard with hanging rail and shelf.
- Bedroom two is also a double with fitted wardrobes with hanging rail and shelf. Window to rear. Built-in cupboard with shelves.
- Shower room with W. C., wash hand basin with mixer tap and vanity units. Shower cubicle. Part splashback panelling. Window to rear.
- Good size garden to the front, side and rear. Driveway to the front with off street parking. Easily maintained, laid to stone chips. To the rear there is a patio area, clothes poles, outside tap and two sheds.



GROUND FLOOR



1ST FLOOR



The above information has been taken from the information provided by the seller. It is not intended to be a substitute for a professional valuation or a detailed survey. The seller is not responsible for the accuracy of the information provided. The seller is not responsible for the accuracy of the information provided. The seller is not responsible for the accuracy of the information provided.