



75 Closeburn, Thornhill, DG3 5HR
2 Bedrooms | Offers over £110,000

PROPERTY DESCRIPTION

Delightful two bedroom end terraced cottage with huge potential situated in a semi-rural location with picturesque and open views of the countryside. This pretty, bright cottage has handsomely proportioned rooms offering spacious and comfortable country living. The attractive and private garden at the rear of the property is laid out in lawn with a patio area providing a tranquil space to socialise or relax. Located in the village of Closeburn and in close proximity to the thriving and popular community of Thornhill which boasts artisan shops, restaurants, golf course, post office, bank, cafes, Wallace Hall Academy. Closeburn Primary School is within walking distance. In addition, the town of Dumfries is easily accessible and offers a range of amenities and transport links north and south.

Accommodation – The accommodation on offer comprises – Entrance Hallway, Lounge, Dining Kitchen, Bedroom 1, Bedroom 2, Bathroom.

Outside – Large garden with lawn and patio area. On street parking.

Viewings Strictly by appointment only. Please contact the Selling Agents.

KEY FEATURES

- Two double bedrooms
- Spacious living accommodation
- Double glazed windows
- Gas central heating
- Low maintenance garden
- Rural location
- Close to Wallace Hall Academy
- Closeburn Post Office within 100 yards
- Walking distance to Closeburn Primary

GGM&W



Opportunity to purchase a delightful stone cottage



Accommodation

Hallway 4.82m x 2.94m

Double glazed entrance door. Fitted carpet. Radiator. Ceiling light. Cupboard.

Lounge 6.18m x 5.83

Double glazed windows to front. Fitted carpet. Feature fireplace with open fire. Radiators. Ceiling light. Sliding door to kitchen. Tv point.

Kitchen 5.40m x 4.23m

Double glazed windows to rear. Double glazed patio doors to garden. Vinyl flooring. Ceiling lights. Fitted base and wall units. Stainless steel sink. Shelving. Plumbed for washing machine. Space for free standing cooker and fridge freezer. Space for large dining table. Shelving. Heating thermostat. Extractor fan.

Bathroom 2.46m x 1.83m

Double glazed obscured window to side. Bath. MIRA Sport shower. WC. Wash hand basin. Part tiled walls. Towel rail. Radiator. Ceiling light.

Bedroom One 4.46m x 3.53m

Double glazed windows to side and rear. Wood effect laminate flooring. Ceiling light. Radiator.

Bedroom Two 3.80m x 3.35m

Double glazed windows to front. Fitted carpet. Ceiling light. Radiator.

Outside – Paved patio area at the rear. Fully enclosed with sandstone wall and timber fencing, lawn area, trees, flowerbeds and shrubs. On street parking.

Services Mains water and electricity. Oil central heating.

Council Tax Band – C .

EPC – E .

Price

Offers Over £110,000.

Closing Date

Prospective purchasers should note that only parties who have noted interest through their solicitor will be notified should a closing date be fixed. The Seller, however, reserves the right to sell the property without setting a closing date.

Offers

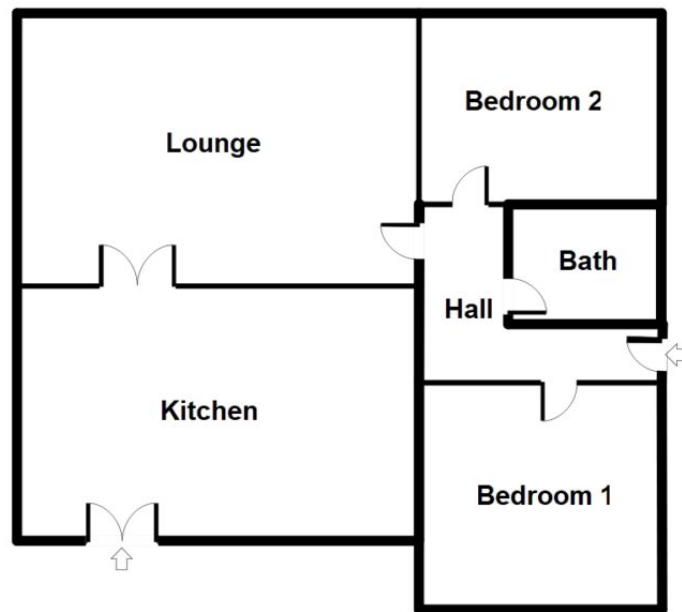
Should be submitted in Scottish Form to:-

**Messrs. Grieve, Grierson, Moodie & Walker, Solicitors,
14 Castle Street, Dumfries. DG1 1DR**

The details presented have been carefully prepared and they are believed to be correct, but are not guaranteed and are not in themselves to form the basis of any contract. A purchaser should satisfy himself on the basic facts before a contract is concluded.



FLOOR PLANS



(For illustration purposes only)