



Walker & Sharpe

Solicitors, Estate Agents & Notaries Public

37 George Street, Dumfries, DG1 1EB

Email : property@walker-sharpe.co.uk

Tel : 01387 267222
Fax : 01387 254775
DX 580619
Dumfries



***2 Drummond Court, East Back Lane, Thornhill, DG3 5PD
Offers Over £155,000.***

Two bedroom semi-detached cottage situated in a central but quiet location in the popular town of Thornhill. Within walking distance of Thornhill village centre this property is a well presented bungalow perfect for a first time buyer or those looking to downsize. The property is close to the local shops and amenities as well as the community play park, primary and secondary schools and is only approximately 15 miles from Dumfries.

***Well presented
Double glazing
Private Garden
Ample storage***

EPC- C

Please phone 01387 267222 to arrange a viewing.



Member

Accommodation

UPVC door into hallway.
Hallway with laminate wood flooring, plug sockets, access to floored attic with insulation.



Utility

6'7" x 5'1"
2.01m x 1.56m

Wooden door into the utility, vinyl flooring. Stainless Steel sink and drainer, rhino oil boiler, radiator, space for washing machine. Wooden door from Utility into the cloakroom WC.



Cloakroom WC

5'9" x 5'1"

1.75m x 1.56m

Vinyl flooring, radiator, WC, wash hand basin, frosted double glazed window to rear with deep windowsill.



Living Room

16'1" x 13'5"
4.91m x 4.09m

Wooden door with glass panel, TV point, laminate wood flooring, radiator, double glazed window to front.



Kitchen/Diner

16'0" x 9'0"
4.88m x 2.75m

Wooden door with glass panels into kitchen, stainless steel sink and drainer, electric cooker and hob with overhead fan, space for dishwasher. Fitted base and wall units, Two double glazed windows to the front with deep windowsills, radiator.



Bathroom

14'6" x 5'5"

4.41m x 1.65m

Wooden door into bathroom with vinyl flooring, bath, WC, wash hand basin, separate shower enclosure. Heated towel rail, frosted window to rear with deep windowsill.



Back Bedroom

13'9" x 9'3"

4.20m x 2.83m

Wooden door into rear bedroom, fitted carpet, double glazed window to side, radiator, built in wardrobes with shelf, clothes rail and mirror.



Front Bedroom

13'9" x 9'3"

4.19m x 2.83m

Wooden door into front bedroom, fitted carpet, double glazed window to front, radiator, built in wardrobes with shelf, clothes rail and mirror, TV point.

Storage cupboard

3'9" x 2'1"

1.14m x 0.63m

Vinyl flooring, shelf, clothes rail, fuse box.



Exterior

The rear of the property contains a shared tarmac drive and private gravel garden area.

Council Tax - Band B

Home Report

To download Home Report – Contact Selling Agents.

Notes

A closing date for offers may be arranged and therefore it would be advisable that prospective purchasers register their interest with the Selling Agents, in writing, and preferably through their Solicitor.

Walker & Sharpe, as Selling Agents, have prepared these particulars with care. No warranty of any kind can be given that any items of electrical or mechanical equipment including, without prejudice to the foregoing generality, the central heating, drainage and electrical systems serving the property are in full working order.

The measurements, taken by sonic tape, are approximate and for guidance only. It is for prospective purchasers to investigate and satisfy themselves as to the basic facts before submitting an offer.