



Robert Wilson & Son  
SOLICITORS & ESTATE AGENTS



## **CORRIE COTTAGE, GALABRECK ROAD, THORNHILL, DUMFRIESSHIRE, DG3 4LP**

Detached two storey dwellinghouse conveniently situated near Thornhill village centre. Accommodation comprises:-

- Hall
- Sitting room
- Kitchen
- Boiler room
- Dining room
- WC
- 3 bedrooms
- Bathroom
- Single garage
- Front and rear gardens
- Fully double glazed
- Oil fired central heating
- Off street parking
- Home Report available

VIEWING:-  
Contact selling agents on  
01848 330251 for an appointment  
to view.

EPC REF = D

**OFFERS OVER £170,000**

Corrie Cottage enjoys a peaceful location on the fringe of Thornhill, as shown on the plan.

The long red chipped driveway leads up from a black metal gate off Galabreck Road.

A few steps up lead to the UPVC front door into:-

**HALL 2.12M X 4.17 AT ITS WIDEST & 3.43M X 1.04M.**

Fitted carpet. Under stair cupboard housing electricity meter and fuse box. Central Heating Radiator (CHR). 2 Ceiling lights. Smoke alarm. 1 single power point. Coat hooks.

Door on left into:-

**SITTING ROOM 3.64M X 6.98M**

Fitted carpet. 2x CHR. Front and rear facing double glazed windows with curtains. 4 sets of double wall lights and 2 ceiling lights. Power points. Telephone point. Coal fire set in a tiled fireplace.

From the Hall door on right into:-

**BEDROOM 1**

**2.72M X 3.93M.**

Fitted carpet. CHR. Ceiling light. Front facing double glazed window with curtains. Power points.

Also from the Hall are:-

**WC**

Linoleum flooring. WC. Ceiling light. Side facing double glazed frosted glass window with curtain.

**DINING ROOM**

**2.72M X 2.87M.**

Fitted carpet. Ceiling light. Rear facing double glazed window with curtains. CHR. Power points. Small hatch through to Kitchen.

**KITCHEN**

**2.93M X 3.15M.**

Fitted carpet. Stainless steel sink with double drainer. Side facing double glazed window with curtains. Floor and eye level cupboards. Drawers. Worktop. Power points. Cooker point. Shelved storage cupboard. Hatch through to the dining room. Wooden wall panelling.

Door through to the rear hall with ceiling light. Power point. Rear UPVC double glazed door out to the rear garden. Door on right into:-



### **BOILER ROOM**

Oil boiler. Central heating timer. Double Belfast sink with taps. Ceiling light.

From the Hall a carpeted staircase with wooden banister leads to the upper hall with large walk in storage cupboard with light. Door into attic space. Smoke alarm. Double power point. Central heating thermostat. Ceiling light.

### **BEDROOM 2** **3.29M X 3.20M.**

Fitted carpet. CHR. Ceiling light. Side facing double glazed window with curtains. 1 double power point. Built in cupboard with hanging rail and shelf above. Small eaves hatch.

### **BEDROOM 3** **3.14M X 3.20M.**

Fitted carpet. CHR. Ceiling light. Side facing double glazed window with curtains. Small eaves hatch. 1 double power point. Fitted wardrobes with sliding doors, hanging rails and drawer.

### **BATHROOM**

**1.92M X 2.85M.**

Fitted carpet. Ceiling light. Large heated towel rail. 3 piece white bathroom suite comprising bath, WC and pedestal wash hand basin. Rear facing double glazed frosted glass window with curtains. Tiling to waist level. Small wall cabinet with sliding mirrored doors.

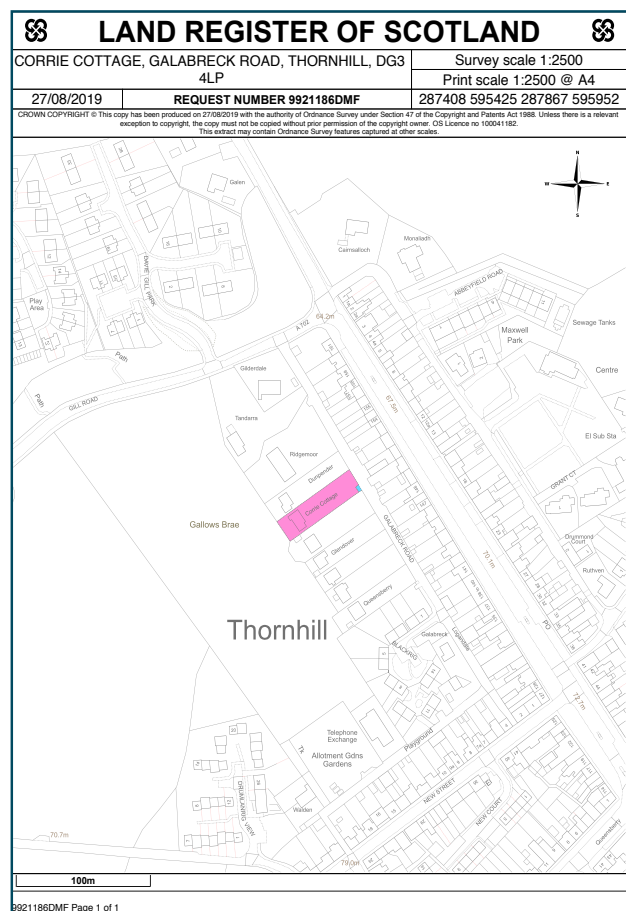
### **SINGLE GARAGE**

### **OUTSIDE**

The front garden is neatly laid out with lawn, flower beds and small trees. Red chipped driveway with off street parking for several cars. The rear garden is laid out in red chips with steps up to a lawn with clothes drying poles. Small plants and bushes.

Thornhill has Bank of Scotland, Post Office, Police Station, the usual tradesman, Pharmacy, nearby Health Centre and Hospital, Squash Court, eighteen hole Golf Course, Bowling Green, All weather/floodlit Tennis Courts, Three Hotels, Public House, Church and Community Centre. A new Wallacehall Academy opened recently in Thornhill taking pupils from Nursery to Sixth year secondary standard. It has a good reputation and places there are eagerly sought after.





**ROBERT WILSON AND SON**

Although believed correct these particulars are not so warranted. All measurements are for guidance only and not guaranteed.

No warranty is given to the efficient working order of heating and electrical appliances and kitchen equipment. These items must be accepted by the purchaser in their present condition.

OS Map Reference – SR100003176