



2 Alpine Place, Thornhill, DG3 5NP

Guide price £170,000









## 2 Alpine Place Thornhill, DG3 5NP

- Stone-Built Semi-Detached House
- 2 Bedrooms
- 2 Public Rooms
- Bathroom + WC
- Sought-After Location
- Double Glazing
- Wood-Burning Stove
- Council Tax Band D

We are pleased to present this delightful 2 bedroom semi-detached house, offering comfortable living accommodation across two floors. Located in the scenic and desirable village of Thornhill, Dumfriesshire, this well-maintained property is perfect for those looking for a rural retreat with easy access to local amenities and transport links.

### ACCOMMODATION

- ENTRANCE HALL - LOUNGE - DINING ROOM - KITCHEN - WC - HALL LANDING
- 2 BEDROOMS - BATHROOM - STUDY -



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### Internally

The property offers well-presented accommodation over two floors. On the ground floor are modern kitchen, handy WC and two reception rooms, with the lounge benefitting from a wood-burning stove. Upstairs are two double bedrooms and bathroom, as well as a study ideal for home working.

### Kitchen

The kitchen is fitted with a range of modern wall and floor units incorporating wooden worktops with an inset 1.5 bowl sink with mixer tap. Integrated appliances include an electric oven and hob, and there is a space for an under counter fridge or tall fridge freezer. The downstairs WC has space for a washing machine and chest freezer.

### Bathroom

The Bathroom is fitted with a 3-piece suite including; wc, pedestal basin and panelled bath with mixer shower over. There is also a downstairs WC with wc & basin.

### Externally

The property benefits from gardens to the front and rear. The front garden is easily maintained and laid to gravel, while the rear garden is primarily to lawn with paved paths and patio area. The rear garden is fully enclosed by walls, making it an ideal space for children or pets.





### Location

Thornhill is a charming village located in the heart of Dumfriesshire, Scotland, offering a peaceful and scenic setting within the picturesque Nith Valley. The village lies approximately 12 miles north of Dumfries, providing residents with a balance of rural tranquillity and convenient access to the amenities of a larger town. Known for its historic charm, Thornhill is home to a selection of local shops, traditional pubs, and well-regarded primary and secondary schools, making it a popular choice for families and individuals alike.

The surrounding area is ideal for outdoor enthusiasts, with beautiful countryside, walking trails, and the nearby Nith River providing opportunities for fishing and recreation. The village also benefits from good transport links, with easy access to the A76 and the M74, ensuring connections to major cities such as Glasgow and Edinburgh, both around 75 miles away.

### Fixtures & Fittings

All fitted carpets, floor coverings, fitted blinds/curtains and integrated appliances are to be included within the sale.

### Services

Mains water, electricity and drainage, oil central heating and double glazing.

### Council Tax

Council Tax Band D.

### Home Report

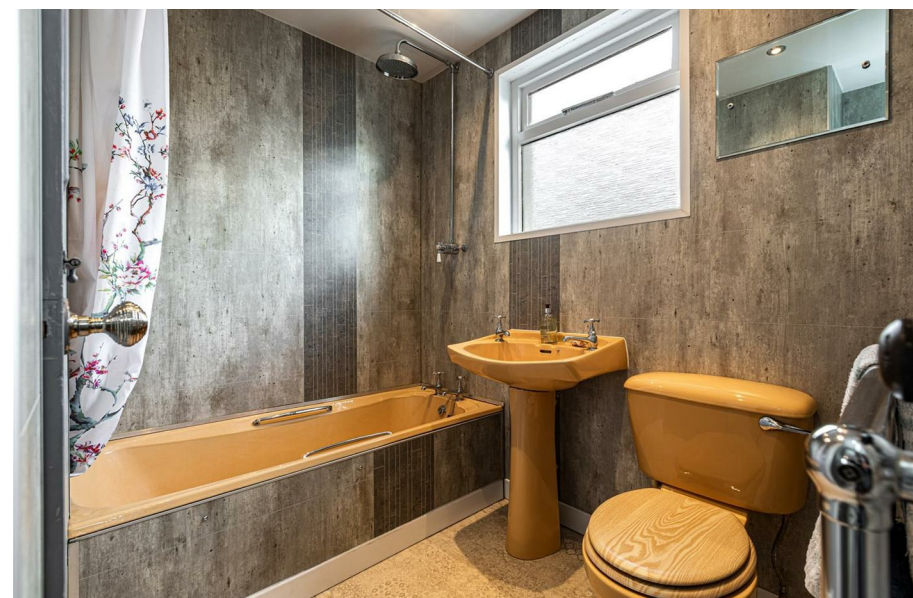
A copy of the Home Report can be downloaded from our website.

### Viewings

Strictly By Appointment via James Agent.

### Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.

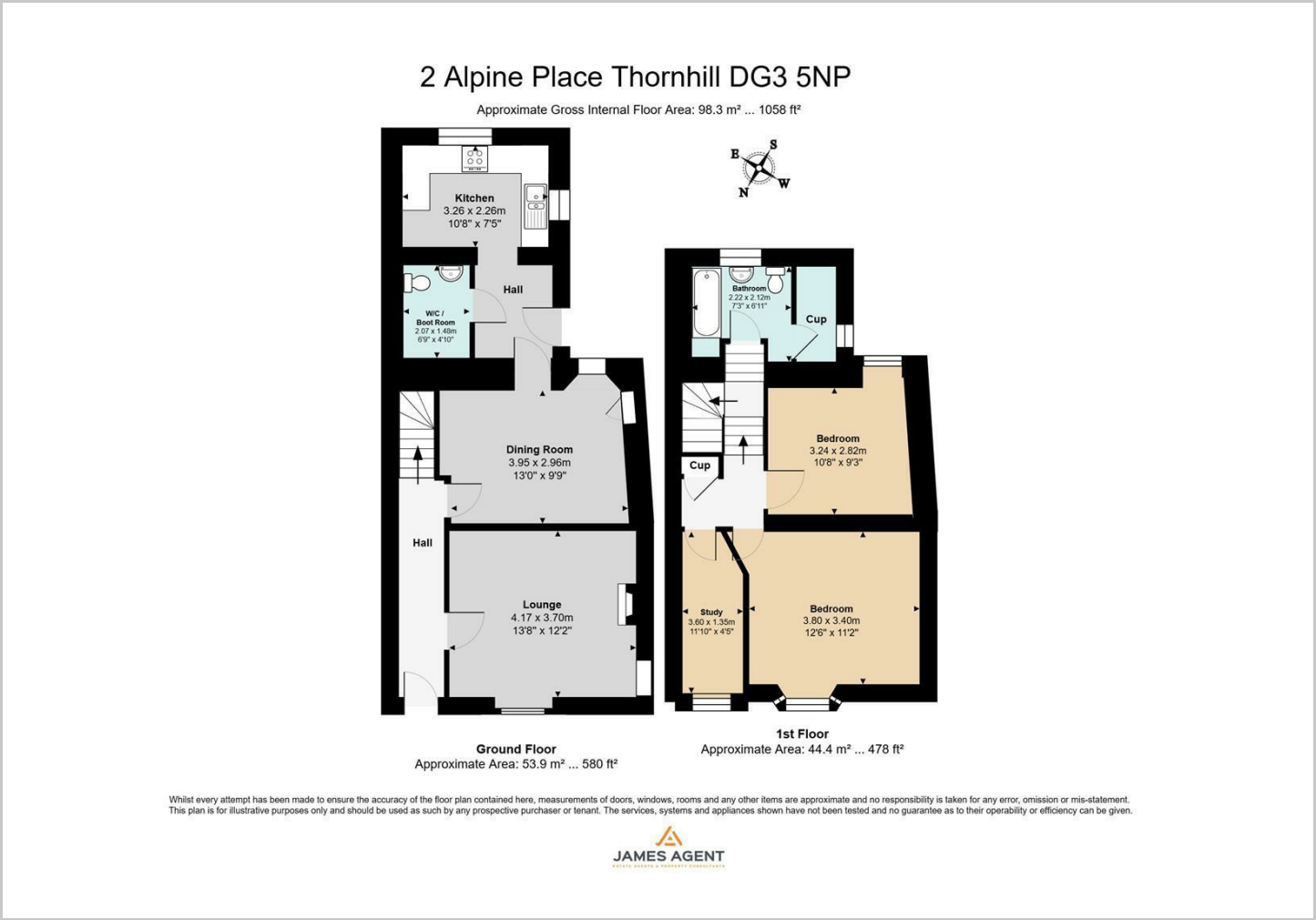








Floor Plans



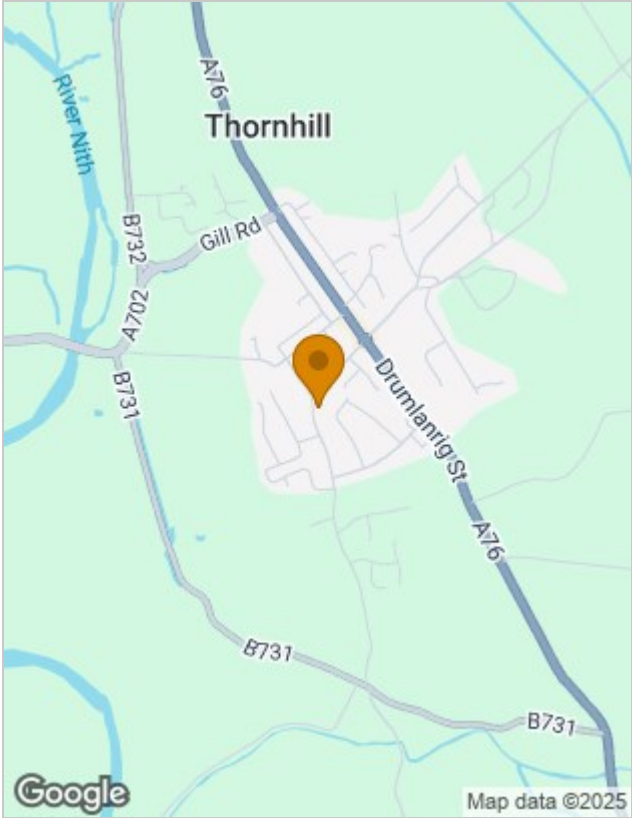
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

Location Map



Energy Performance Graph

