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**Danell,
Moniaive, Thornhill, DG3 4HQ**



An exceptional deceptive hidden gem of a property which is in turn key condition and is in the heart of this quaint and friendly village which has a lovely community feel. The property has been upgraded to a very high standard, is tastefully decorated and includes new heating system, new windows and also added space with a modern Crocodile sun room and opened up attic space for storage. The property offers a cosy feel to the front and the back offers light and airy openness. The garden is attractively laid out with pergola for those summer evenings. Everything has been carefully thought of for comfortable living in this property and you must view to fully appreciate.

Features

- Immaculate order throughout
- Extra living accommodation including Crocodile sun room
- Attractively laid out garden
- Short walking distance from the heart of the village for amenities
- Good bus route
- Semi rural countryside location

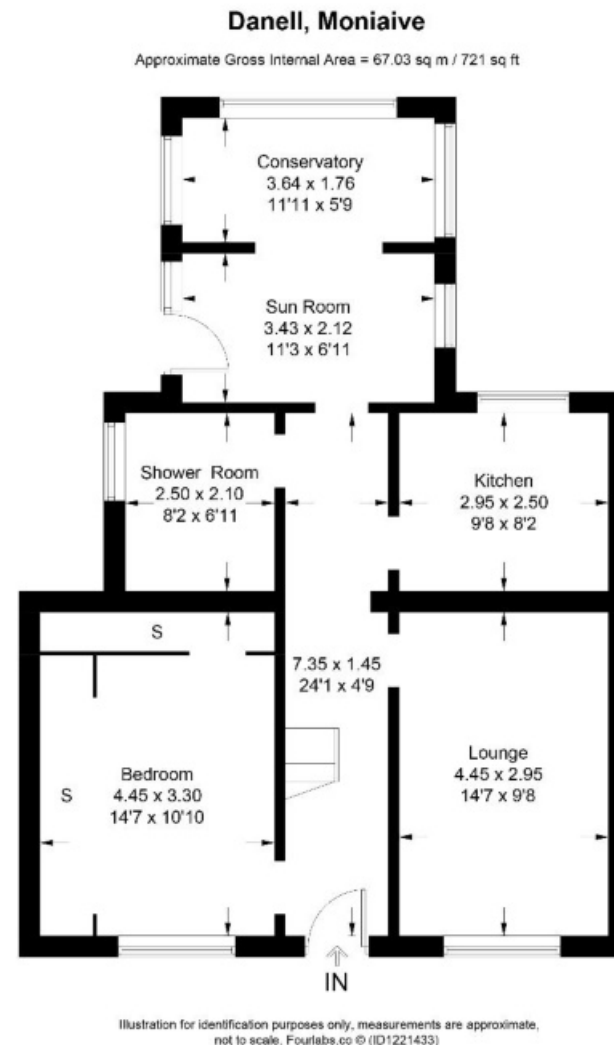
Accommodation

Interior

Living room, kitchen, dining room, sun room, double bedroom with dressing room and attic space.

Exterior

Paved area with Pergola seating area. Central heating boiler and oil tank. Enclosed utility/storage area. Chipped area. Garden shed.



Situation
Monialve

This is a thriving village with community as key and is situated 8 miles from Thornhill and 17 miles from Dumfries. Tucked away between rolling countryside is this picturesque hill of *Streams* is steeped with history and historic trails. Moniaive has all your local requirements including grocers with Post Office, medical practice, primary school and playcare, library, hair salons, bowling club, church, garage, popular authentic Italian restaurant and a couple of hotels which host an array of entertainment attached to one is a venue for films, music and live theatre and are the central point for the well known and popular folk festivals which brings an added bustle during the festival months when temporary camp sites are made. There are things to do such as pottery, bowling, choir and dance classes locally as well as Gaelic lessons. A good bus service transports you to Thornhill and Dumfries.

Thornhill

Is a lovely village with surrounding countryside and is 16 miles from Dumfries. The village has a good range of facilities, services and hospitality including clothes boutiques, butchers, small supermarkets, hotels, cafes one in which includes an art gallery and gift shop and pubs. The area has a number of places to view and if you are a fan of walking, cycling or fishing this area can cater for you. If you would like historic interest Drumlanrig Castle and Gardens is a great place of interest. It is on many occasions as well the drop back for agricultural shows and craft and food fairs. Thornhill is on a bus route and rail services are from Dumfries which will take you to Glasgow in the north and Carlisle in the south.

DUMFRIES

This bustling town of Dumfries is set along the banks of the River Nith and is the largest town in South West Scotland. Dumfries has been a Royal Burgh since 1186. Dumfries is perhaps most well known for its many associations with Robert Burns, who lived here in the 1790s. The Robert Burns Centre is situated in an 18th century watermill and tells the story of Burns' last years in the town. The town was also home to J M Barrie for 5 years, the playwright best known for his work Peter Pan. Barrie played with friends at the Georgian house Moat Brae, which was restored and opened as a visitor attraction. It is now the National Centre for Children's Literature and Storytelling.

Dumfries has a wide variety of shops, large retail units, restaurants and places to stay, leisure facilities and commuter links making it a favourite of visitors to this part of Scotland.

Castle Douglas

Castle Douglas is a bustling market town, designated as Dumfries and Galloway's Food Town due to the number of independent food and drink producers in the area. A popular tourist destination, the town has two supermarkets, a renowned livestock market, modern health centre, primary and secondary schools. There is a vibrant main street, King Street, which is home to numerous independent retailers including award winning butcher shops, gift shops and furnishings stores. Numerous cafes, restaurants and bars provide refreshment. There are regular farmer's markets, an annual agricultural show, The Stewarty Show, and various civic events throughout the year.

South West

The South West of Scotland is well-known as having attractive unspoilt countryside and the diversity of sporting and recreational pursuits. There are good hill walking opportunities in the nearby Galloway Hills and cycling along the newly-designated cycle routes, as well as the Seven Stanes mountain bike routes in the Galloway Forest Park. The nearest of these is Dalbeattie Forest with its extensive network of specialist cycle paths, bridle ways and footpaths. There are varied sporting opportunities such as shooting as well as trout and salmon fishing on the regions numerous lochs and rivers. For golf enthusiasts, there is the championship course at Southness and several

other courses nearby, including the 9-hole courses at Castle Douglas, Dalbeattie, and New Galloway. Beautiful Loch Ken has a popular sailing centre with a number of water sports and activities available. The Solway coast is also popular with sailors with both Kippford and Kirkcubright having safe moorings. The National Trust for Scotland has a wonderful garden and house at Threave Estate which provides training for a number of horticulture students each year and a modern Visitor Centre with an excellent café and shop. In addition, Kirkcubright is the local 'Artists' Town' with a number of galleries offering a range of exhibitions throughout the year. Communications within the area are very good. There is a mainline railway station in Dumfries and Lockerbie, providing excellent links to both the north and south.

Fixtures and Fittings

Fixtures and Fittings
All floor coverings, light fittings and blinds.

Services

Services
Mains electricity, water and drainage.

Central heating is provided by an oil fired Grant Vortex Combi boiler which is situated externally to the rear of the bedroom. The central heating serves radiators throughout the property and appears to be controlled by a hive programmable room thermostat and thermostatic radiator valves fitted to the radiators.

Hot water appears to be provided by the central heating boiler on demand.

The central heating boiler is understood to have been installed in 2024.

LPG bottles serve the gas hob in the kitchen.

EPC

D

Council Tax

A

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

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Call 01461 202

866/867

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