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& HENRY
Solicitors & Estate Agents



THORNGOWER

DUNREGGAN, MONIAIVE, THORNHILL, DG3 4HQ

Detached 3 bedroom bungalow located on the edge of the popular village of Moniaive.



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Accommodation:

Ground Floor:

Reception Hallway
Open plan lounge/dining room
Kitchen
Utility Room
Bathroom
3 Double Bedrooms
W.C.

OUTBUILDING 1

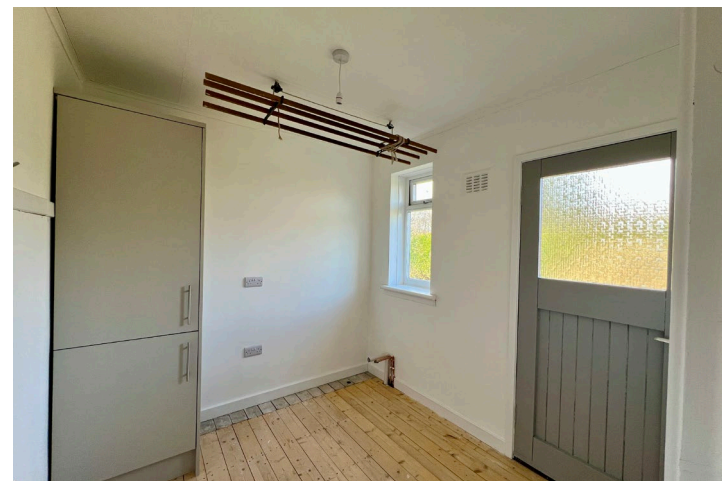
Hallway
W.C.
Front right room
Front left room

OUTBUILDING 2

Garage Area
Workshop Store Area
Storage Room
Main Room

Outside:

Garden



Rare opportunity to purchase a detached 3 bedroom bungalow on the edge of the village of Moniaive situated within a large plot with 2 useful outbuildings. Thorngower itself is a bright and spacious bungalow with 3 double bedroom, well-proportioned L shaped sitting room / dining room and modern kitchen. The property benefits from recently installed central heating, double glazing and generous wrap round garden.

Within the garden are two timber outbuildings which are former Forestry Commission offices and store. These could easily be used as workshops, home offices or indeed to generate a secondary income subject to appropriate Planning Consents.

Located a short distance away from the amenities of Moniaive which has a Primary School, Grocery Shop, Doctors Surgery, Café, Hotel/Restaurant and a popular Italian Restaurant. There is also a regular bus route which serves the nearby towns of Dumfries and Thornhill, where further amenities are available including the Wallace Hall Academy.

ACCOMMODATION

Entered through wooden storm doors from front garden into:-

ENTRANCE VESTIBULE 1.28m x 0.90m
Wooden glazed door leads from entrance vestibule into:-

BRIGHT RECEPTION HALLWAY 1.27m x 3.85m lengthening to 5.91m x 1.10m
Wide reception hallway with doors leading off to all main accommodation. Loft access hatch. Smoke alarm. Two ceiling lights. Large built-in cupboard with hanging rail and shelving. Coat hooks. Electric meter and RCD consumer unit. BT telephone point. Wooden door leads into:-

L-SHAPED OPEN PLAN LOUNGE/DINING ROOM
Spacious and light front facing reception room enjoying a pleasant outlook across the garden with ample natural light from large UPVC triple glazed picture window to front with deep sill beneath. TV aerial point. Stripped wooden floorboards. Brick built feature fireplace with tiled hearth. Inset wood burning stove with wooden mantel above. Built-in cupboard. 2 Ceiling lights. UPVC triple glazed window to rear.



Lounge Area 6.07m x 3.32m (into chimney breast) (widening to 3.92m)

Dining Area 3.31m x 2.75m

KITCHEN 3.29m x 3.84m
Good sized family kitchen with a good range of modern fitted kitchen units, marble-effect laminate work surfaces. Stainless steel one and a half bowl sink with drainer to side and mixer tap above. UPVC triple glazed window to rear. Space for cooker. Breakfast bar area which could also if required provide space for under-counter fridge, washing machine or tumble dryer. Large walk-in cupboard. Radiator. Door leading to:-

UTILITY ROOM 2.35m x 2.56m
Built-in larder cupboard with shelving. Coat hooks. Wooden clothes pulley. UPVC triple glazed window to rear. Wooden obscure glazed window leading out to rear garden. Oil fired boiler.

DOUBLE BEDROOM 1 (Front facing) 3.65m x 2.87m
Large uPVC picture window to front. Double built-in wardrobe with shelving. Ceiling light. Radiator.

BATHROOM
Suite of white wash-hand basin and W.C. with tiled splash-backs. UPVC obscure glazed window to rear. Ceiling light. Radiator with thermostatic valve.

DOUBLE BEDROOM 2 (Front facing) 3.01m x 4.09m
UPVC triple glazed window to front. Double built-in wardrobes with shelving. Ceiling light. Stripped floor boards. Radiator.

W.C. 1.01m x 2.17m
Suite of white wash-hand basin and W.C. UPVC triple glazed window to rear.

DOUBLE BEDROOM 3 (Rear facing) 3.03m x 3.55m
Good sized, bright spacious double bedroom with large triple glazed picture window to rear. Ceiling light. Double built-in wardrobe. Radiator.



OUTSIDE

OUTBUILDING 1 1.14m x 2.78m
Detached wooden outbuilding accessed from the front driveway through solid wooden door into hallway.

HALLWAY 2.68m x 4.40m
Recessed alcove with shelving housing electric meter and fuse box. Loft access hatch.

FRONT RIGHT ROOM
The front right room has wooden single glazed window to front. Wooden single glazed window to rear. Coat hooks. Dimplex night storage heater. Partially coombed ceiling.

W.C. 1.52m x 1.78m
Water heater. Wash-hand basin and toilet. Wooden single glazed window to rear.

FRONT LEFT ROOM 4.28m x 4.42m
Front left room has wooden window to front and wooden window to rear. Two fluorescent striplights. Partially coombed ceiling. Night storage heater.

DETACHED OUTBUILDING 2 3.28m x 2.50m

STORAGE ROOM 2 1.40m x 2.02m

MAIN ROOM 3.74m x 3.28m (at widest)

GARDENS
Generous wrap round garden which is mainly laid to lawn, interspersed with mature shrubs and bordered by stone dyke wall to front and hedging and fencing to side. Gated tarmacadam driveway providing parking for a number of cars.

GARAGE
Concrete garage with up and over door.



BURDENS

The Council Tax Band relating to this property is E.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band D

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, oil fired central heating and mains drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting our office.



GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

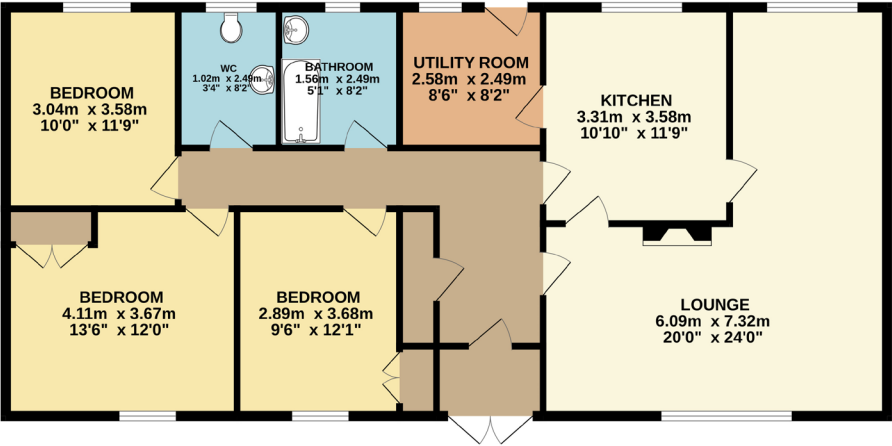
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/PL/WATRC01-03



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
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