



# Station House, Thornhill, DG3 5DX

£55,000



A fantastic opportunity to purchase a Ground Floor Flat situated approximately a mile outside of Thornhill. The flat forms part of the conversion of the Station House and is providing a wonderful opportunity for the new owner to move in and truly make their own. No Onward Chain. Please contact Hunters today.

The accommodation briefly comprises of communal entrance for two flat, private entrance hall, living room, dining kitchen, bedroom and shower room. The property is benefiting from electric heating and double glazing. Energy Rating - D and Council Tax Band - A.

Thornhill is an attractive and picturesque tree lined village including individual/bespoke shops and boutiques. Surrounded by beautiful countryside the village provides a wide range of amenities including hotels, tea-rooms, bank, library, community centre, tennis and squash courts, health centre, pharmacy and a variety of shops. Thornhill is also home to the sought-after Wallace Hall Academy and Primary School.



#### Shared Entrance Hall

Approached through double glazed door access that is providing access to this flat and another.

#### Entrance Hall

Incorporating walk in storage cupboard, airing cupboard and electric storage heating.

#### Bedroom 11'6" x 11'3"

Front facing bedroom with window to the front elevation and electric storage heater.

#### Living Room 11'9" x 11'5"

Rear facing reception room with double glazed windows and electric storage heater.

#### Dining Kitchen 12'1" x 7'10"

Incorporating fitted base and wall units with worksurface over , 4 ring hob with oven below, sink unit and double glazed window.

#### Shower Room 7'9" x 4'10"

Incorporating electric shower cubicle, pedestal wash hand basin and WC.

#### Further Information

We would like to confirm there is an area to the side of Station House that could provide a parking area however this is not formalised or guaranteed.

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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Tenure: Freehold  
Council Tax Band: A

- Ground Floor Converted Flat,
- Attractive, Picturesque Village with a Wealth of Local Amenties,
- Communal Entrance for Two Flats,
- Private Entrance Hallway with Built in Storage,
- Rear Facing Reception Room,
- Dining Kitchen,
- Shower Room, Bedroom,
- Double Glazing, Electric Heating
- Modernisation Required.
- Energy Rating - D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	59
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.