2 The Cross, Main Street
Thornhill
DG3 4BP
Offers in the region of £128,000

www.JHSLAW.co.uk

01387 739000

info@jhslaw.co.uk

2 The Cross, Main Street, Thornhill, DG3 4BP

PROPERTY SUMMARY

This attractive mid-terrace period house is located in the charming village of Penpont, Thornhill.

The well-presented accommodation comprises a living room/dining area, kitchen, two bedrooms and bathroom. A studio/workshop is located within the secluded, shared walled garden and cobbled yard to the rear.

Penpont is a picturesque village with a primary school, pre-school, shop, park, community cafe and garden, and an active local development trust. It is situated close to the historic Drumlanrig Castle and Estate. A cycle/walking path runs from the village to the nearby town of Thornhill, with its many amenities and Wallace Hall Academy.

The property is ideally suited to first-time buyers, couples and/or young families seeking a village community lifestyle.

EPC: F

- ***Well-Presented Mid-Terraced House***
- ***Two Bedrooms***
- ***Cat. C Listed Building***
- ***Living Room With Wood Burning Stove***
- ***Shared Garden With External Studio/Workshop***
- ***Located In The Charming Village Of Penpont, Thornhill***

VIEWING ARRANGEMENT

By arrangement with The Selling Agents:

JHS LAW
8 Bank Street, Dumfries, Dumfries and Galloway, DG1 2NS
Tel: 01387 739 000
Email: info@jhslaw.co.uk

Offers in the region of £128,000

Property Description

This attractive mid-terrace period house is located in the heart of the picturesque village of Penpont, Thornhill.

The well-presented accommodation comprises a lounge/dining area, kitchen, two bedrooms and bathroom. A studio/workshop is located within the secluded, shared walled garden and cobbled yard to the rear. There are open views from all the windows - out to the garden, over to the Keir hills, Penpont Church and across open countryside.

Built between 1800-1850 and Grade C listed, the house holds lots of character and history - it was formerly a Public House, Temperance Hotel and convalescence hotel for soldiers during WW1.

Penpont is a charming village with a primary school, shop, park, community cafe and garden, and an active local development trust. There is a cycle/walking path which runs from the village to the nearby town of Thornhill, with its many amenities and Wallace Hall Academy. It is 14 miles south to Dumfries, and 12 miles north to Sanquhar, where there are train services. The property is ideally suited to first-time buyers, couples and/or young families seeking a village community lifestyle.

Entrance Hall

9'6" x 5'10" or thereby

Access into the property is directly into a spacious, welcoming entrance hall, where stairs provide access to first floor level.

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Lounge
17'4" x 10'9" or thereby
The well-proportioned lounge is sufficiently sized to accommodate a dining area, and features a wood burning stove.

Kitchen
9'10" x 6'2" or thereby
The kitchen comprises a generous range of fitted base and wall units and complementary work surfaces, with integrated electric oven and hob, slimeline dishwasher, and stainless steel sink and drainer unit. The kitchen layout allows spaces for additional free-standing white goods, and there is an built-in larder cupboard with shelving providing additional storage space.

Bedroom One
11'1" x 10'5" or thereby
Located to the front of the first floor, this double bedroom features a open fireplace with tiled surround and hearth.

Bedroom Two
9'6" x 10'5" or thereby
Bedroom Two benefits from a built-in cupboard.

Bathroom
5'10" x 7'6" or thereby
The bathroom consists of a bath with electric shower unit over, wash hand basin and WC.

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Outside

To the rear of the property is a beautifully maintained, walled garden featuring a charming cobbled yard, creating a peaceful and characterful outdoor space to enjoy. The garden also benefits from a private studio/workshop, offering generous space for a home office, creative workspace or storage.

Viewing Arrangements

Please contact JHS LAW on (01387) 739000 to arrange a viewing.

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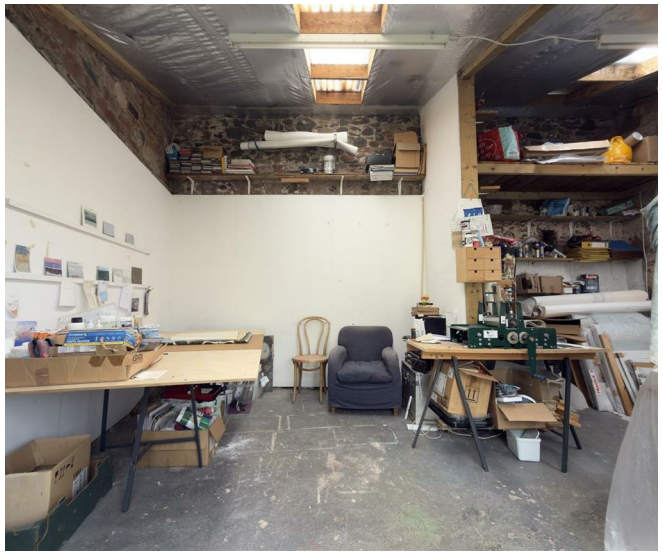

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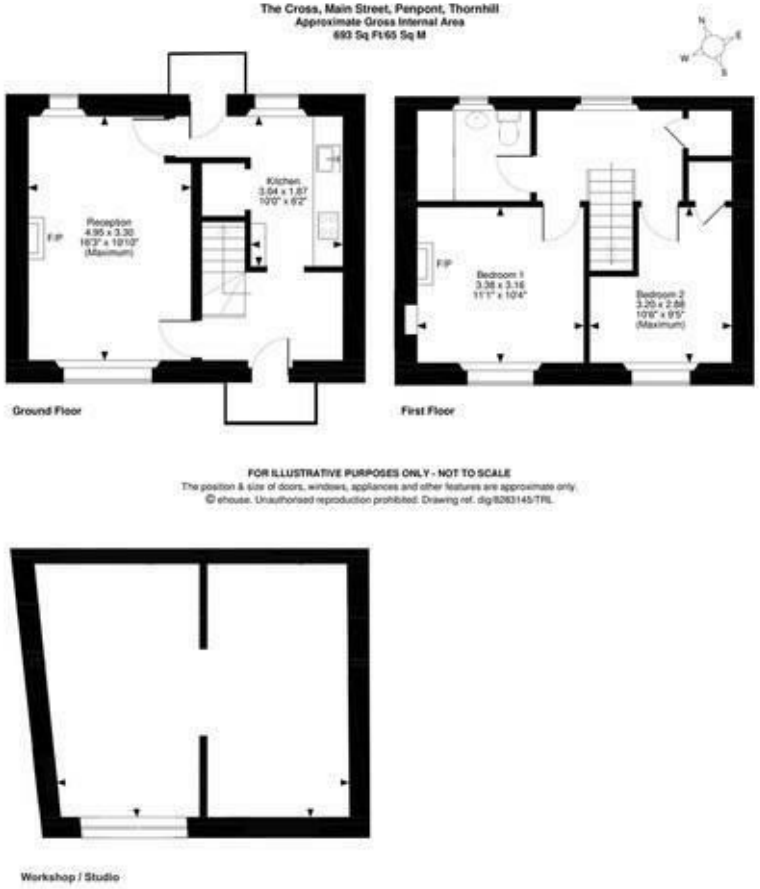

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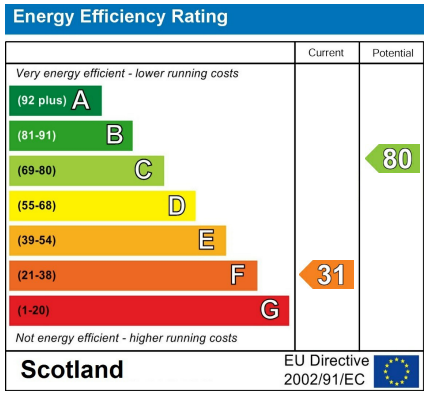
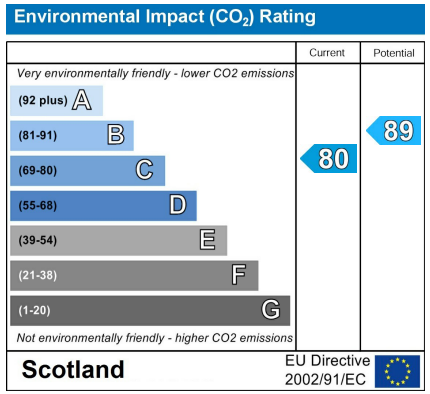
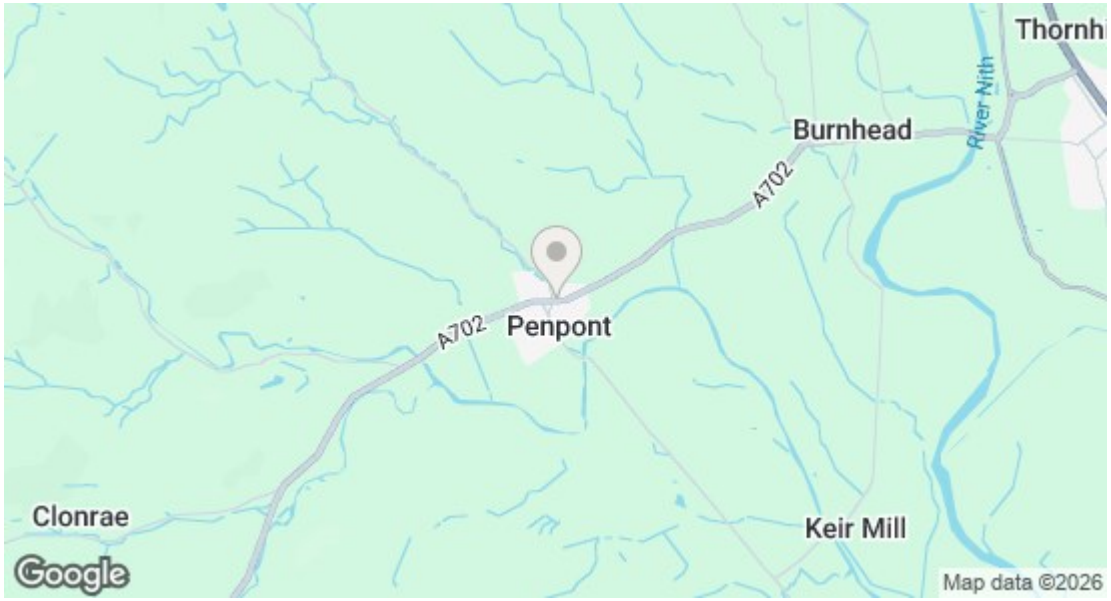
House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
House - Mid Terrace	Freehold	B	F	C





We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale.



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