



**REDUCED PRICE**

**4 CORSE ROAD, PENPONT, THORNHILL, DG3 4BG**

**PRICE: OFFERS OVER £120,000**

**Primrose & Gordon**

**SOLICITORS AND ESTATE AGENTS**

**ESTABLISHED 1782**



**Room dimensions:**

Living Room	3.60m x 4.57m (approx)
Kitchen	2.88m x 5.23m (approx)
Shower Room	3.00m x 1.44m (approx)
Bathroom	1.80m x 2.42m (approx)
Bedroom 1	3.50m x 4.39m (approx)
Bedroom 2	3.15m x 4.23m (approx)
Bedroom 3	3.66m x 4.26m (approx)

**EPC— F**

**Council Tax Band— C**

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316.

Home Report can be accessed via our website [www.primroseandgordon.co.uk](http://www.primroseandgordon.co.uk) or by emailing us at [property@primroseandgordon.co.uk](mailto:property@primroseandgordon.co.uk)





This rural, mid-terraced three bedroom property is situated in the picturesque village of Penpont on the outskirts of Dumfries. The village itself has Primary School, tea room and convenience store and is located just over 2 miles from Thornhill which offers a wider range of local amenities such as convenience stores, eateries, golf course, Primary and Secondary Schools, library, doctors, dentist, opticians and only 16 miles from Dumfries which also offers a range of amenities. Benefitting from oil central heating and double glazing throughout with spacious rooms. Viewings are highly recommended.

The accommodation comprises: ground floor— front entrance hallway; living room with electric fire and views to both the front and rear of the property; kitchen with floor and wall cupboards, integrated electric oven, grill and hob; bedroom 1 is located on the ground floor with electric fire and en-suite shower room, W.C. and washhand basin overlooking the front of the property; 1st floor— bedrooms 2 & 3 which both have coombed ceilings and storage cupboard; bathroom with bath, W.C. and washhand basin. The garden to the rear of the property is paved and easy to maintain.



#### **SERVICES**

Mains water, electricity and drainage.

#### **OFFERS**

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest in writing please with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

#### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-**

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, 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. Measurements have been taken by a laser distance meter.







## 4 Corse Road, Penpont, Thornhill

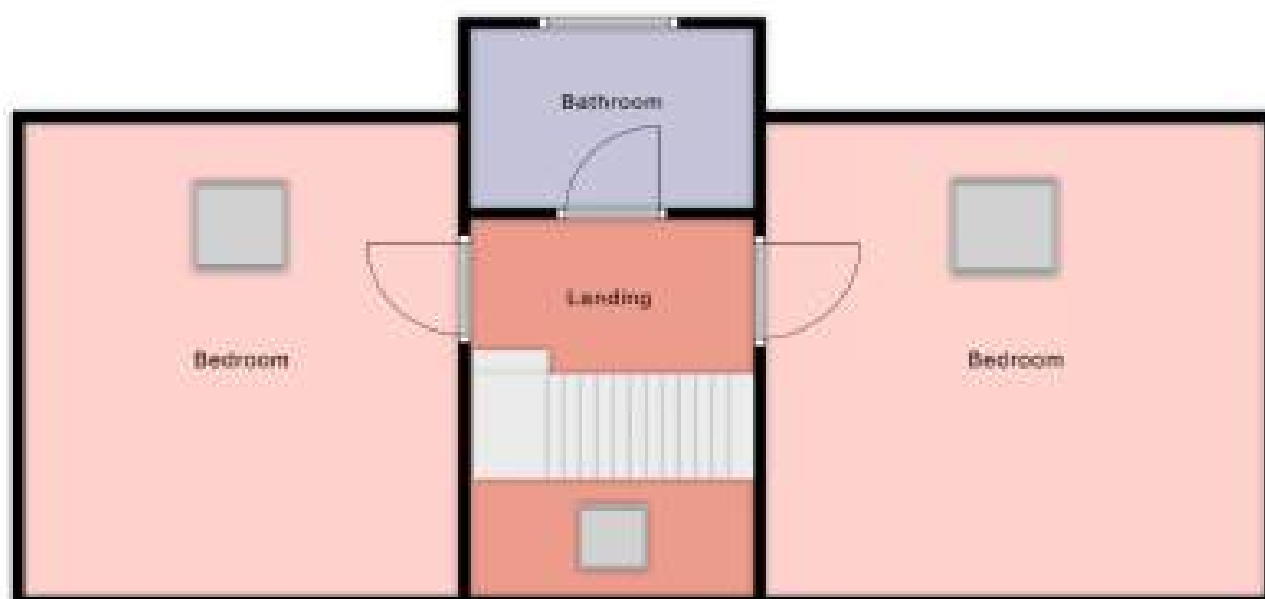
### Ground Floor



This plan is for illustrative purposes only and may not accurately represent the property. The plan is not to scale.

## 4 Corse Road, Penpont, Thornhill

### Attic Floor



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