



**AULD SMIDDY, CLOSEBURN, THORNHILL, DG3 5HR**

**PRICE: OFFERS OVER £165,000**

**Primrose & Gordon**

**SOLICITORS AND ESTATE AGENTS**

**ESTABLISHED 1782**



Room dimensions:

Living Room	5.71m x 3.77m (approx)
Kitchen	4.10m x 3.76m (approx)
Wet Room	1.95m x 2.46m (approx)
Bedroom 1	2.72m x 3.99m (approx)
Bedroom 2	2.68m x 4.13m (approx)
Bedroom 3	3.78m x 3.77m (approx)

**EPC— E**

**Council Tax Band— D**

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 spacious three bedroom, detached bungalow is situated in Closeburn, a quiet much sought-after residential area just 2.7 miles from Thornhill in Dumfries and Galloway. The property benefits from oil central heating and double glazing throughout, excellent storage and ample off-street parking. Closeburn has a convenience store & café, nursery & primary school with all the other necessary facilities located within Thornhill including doctors, dentist, pharmacy, eateries, convenience stores, a vet surgery, Wallace Hall Academy which encompasses nursery, primary and secondary education. There is also a regular bus service that operates from Closeburn to both Dumfries and Cumnock.

The accommodation comprises: entrance hallway; spacious living room with electric fire and views to the front of the property; good sized kitchen with wall and floor cupboards, integrated electric hob, oven, dishwasher, fridge and freezer, space and plumbing for washing machine; bedroom 1 is a double room to the front of the property; bedroom 2 is a double room to the side of the property with built-in wardrobes; bedroom 3 is a double room to the side of the property with built-in wardrobes; wet room with walk-in shower, W.C. and washhand basin. The gardens at the property are paved and easy to maintain.



#### **SERVICES**

Mains water, oil heating, 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.





## 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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