



WILLIAMSON  
& HENRY  
Sales & Estate Agents



# YEW TREES

AYR STREET, MONIAIVE, THORNHILL, DG3 4HP

Delightful bright and spacious semi-detached cottage located on the edge of Moniaive enjoying an open aspect to front and rear.



## Accommodation:

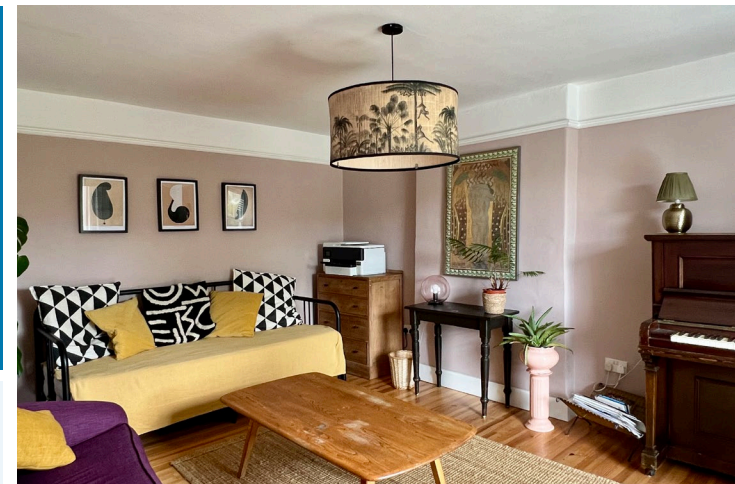
### Ground Floor:

Sun Porch  
Reception Hallway  
Sitting Room  
Inner Hallway  
Bedroom 1/Dining Room  
Kitchen  
Rear Hallway  
WC  
Snug/Double Bedroom 2  
Bathroom  
Bedroom 3

### Outside:

Garden  
Studio

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Yewtrees Cottage is a beautifully presented semi-detached cottage enjoying an edge of village location with fine open aspect to front and delightful garden and artist's studio to rear. The property benefits from bright spacious accommodation throughout and is sure to suit a number of different buyers.

Moniaive is less than 8 miles from the town of Thornhill and the nearby historic Buccleuch and Queensberry Estate. Moniaive is a vibrant village with a strong arts and crafts community, hosting an annual music festival. It offers a general store, post office, pub, café, acclaimed restaurant and community shop along with a doctor's surgery and primary school.

Nearby Thornhill is a bustling town with a multitude of local amenities, independent retail outlets such as Thomas Tosh Café and art gallery, library, reputable secondary school, sporting facilities (including 18-hole golf course, bowling green, tennis and squash courts), dentist, health centre, and pharmacy.

A few miles north of Thornhill is Drumlanrig Castle & Gardens which has a number of pleasant woodland walks (suitable for dog walkers) and shop/café/adventure playground. The River Nith and surrounding area is renowned for salmon and trout fishing.

#### ACCOMMODATION

Entered from front garden through wooden glazed door into:-

#### SUN PORCH 2.48m x 1.81m

Bright welcoming spacious entrance area with ample natural light from wooden double glazed windows on three walls with sills beneath. Ceiling light. Ceramic tiled floor. uPVC double glazed door leading into:-

#### RECEPTION HALLWAY

L-shaped reception hallway with doors leading off to all main accommodation. Stripped wooden floorboards. 2 Built-in cupboards. Coat hooks. Loft access hatch. Two ceiling lights. Smoke alarm. Wall-mounted cupboard housing electric meter and fusebox. Original stripped wooden door leading off to:-

#### SITTING ROOM 4.75m x 5.28m

Bright front-facing reception room with wooden sash and case windows to front with curtain pole and curtains above. Secondary glazing. Ceiling cornicing. Ceiling

light. Open fire place with tiled hearth and surround with wooden mantle above. Recessed alcove with built-in shelving and cupboard. Two wall lights. Radiator. Fitted carpet. Original wooden stripped cottage door leading to:-

#### INNER HALLWAY 0.58m x 0.69m

Ceramic tiled floor. Door to left leading off to bedroom/dining room. Doorway opening into kitchen.

#### BEDROOM 1/DINING ROOM 4.25m x 4.26m

Currently used as a bedroom, due to the position it could also be used as a formal dining room. uPVC double glazed window to side with curtain pole and curtains overlooking garden with further wooden window to front with built-in cupboards beneath overlooking garden and across neighbouring farmland to the hills beyond. Radiator. Fitted carpet. Ceiling light.

#### KITCHEN 4.85m x 3.55m

Generous kitchen benefiting from a good range of contemporary fitted kitchen units with beech effect laminate work surfaces and tiled splash backs. Electric hob with stainless steel chimney-style extractor hood above. Electric integrated oven. Ceramic sink with mixer tap. Plumbing for washing machine. Space for tumble dryer. Space for free-standing dishwasher. Space for free-standing fridge freezer. Wooden clothes pulley. uPVC double glazed window to rear and side with pleasant outlook across the garden. Radiator. Ceramic tiled floor. Door leading through to:-

#### REAR HALLWAY 0.87m x 2.69m

Tile-effect vinyl flooring. Built-in cupboard. Ceiling light. uPVC double glazed door leading out to rear garden. Door leading to:-

#### WC 1.05m x 1.45m

Suite of white wash hand basin with tiled splash backs. White WC. uPVC obscure glazed window to rear. Wooden shelving. Ceiling light. Ceramic tiled floor.

#### DOUBLE BEDROOM 2 3.68m x 4.91m

Currently used as a second reception room, this light front facing room enjoys a pleasant outlook across the front garden to neighbouring farmland and the hills beyond. Ceiling cornicing. Ceiling light. Sash and case window to front with deep sill. Curtain pole and curtains. Radiator. BT telephone point. Stripped wooden door. Stripped wooden floorboards.

#### BATHROOM 1.72m x 3.16m

Light and airy bathroom with suite of white wash hand basin, WC and bath with mains mixer shower above. Tiled splash backs. White heated towel rail. uPVC obscure glazed window to rear. Stripped wooden floorboards.

#### BEDROOM 3 3.30m x 2.69m

Good size double bedroom. Stripped wooden door. uPVC double glazed window to rear overlooking garden with curtain pole and curtains. Ceiling light. Radiator. Fitted carpet.

#### OUTSIDE

Yewtrees cottage is set back from the road and has a generous graveled area to the front for off street parking, which also provides easy access to the rear garden and detached studio.

The rear garden is mainly laid to lawn.

#### STUDIO 5.36m x 3.01m

Located to the side of the property is a generous detached fully insulated studio with vaulted ceiling. This versatile space has ample natural light from uPVC double glazed windows on two walls and uPVC double glazed French doors leading out to rear garden with covered veranda. uPVC double glazed door leads out to front garden. Hardboard flooring. Power. Lighting.

#### BURDENS

The Council Tax Band relating to this property is E.

#### ENERGY PERFORMANCE RATING

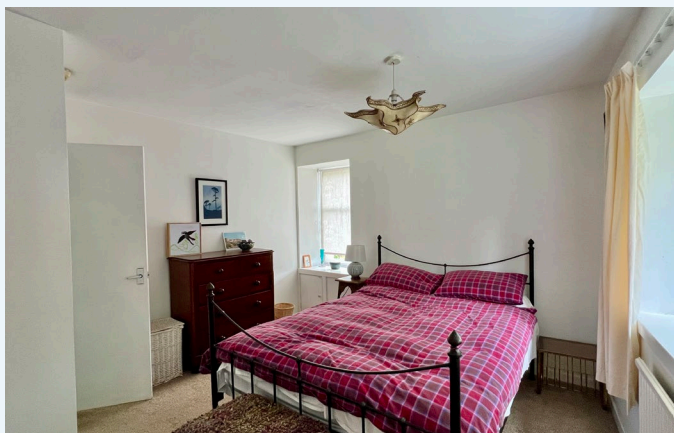
The Energy Efficiency Rating for this property is E.

#### SERVICES

The agents assume that the subjects are served by mains water, mains electricity, 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](mailto: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/LM/SHNAA01-01

GROUND FLOOR



**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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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

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