

**YEW TREES  
AYR STREET  
MONIAIVE  
DG3 4HP**



**OFFERS AROUND: £175,000**

HOME REPORT AVAILABLE

**DELIGHTFUL SEMI DETACHED TRADITIONAL COTTAGE ON THE EDGE OF THE PICTURESQUE CONSERVATION VILLAGE OF MONIAIVE WITH BEAUTIFUL OPEN VIEWS ACROSS THE CAIRN VALLEY TO THE ROLLING HILLS OF MID NITHSDALE. BENEFITING FROM A LARGE FRONT DRIVE, GARAGE AND SECLUDED GARDEN.**

**Accommodation: 3 Bedrooms, Livingroom, Dining Kitchen, Bathroom, Toilet, Garden, Garage**

**Contact: Rose on 07526605022 or [rosehall26@gmail.com](mailto:rosehall26@gmail.com) for Viewing and copy of Home Report**

**Moniaive** is an exceptionally beautiful conservation village of around 500 households, set in the stunning Cairn Valley at the heart of Nithsdale in Dumfries & Galloway, SW Scotland.

The village supports three shops, including a convenience store / post office, gift shop and chocolatiers. An excellent organic cafe and bistro, an Italian restaurant, two hotels with public houses, a B&B, a garage and petrol station, a doctors surgery with pharmacy, a community centre, a church, pre school nursery, an excellent primary school with out of hours school care. Catchment area of the highly rated **Wallace Hall Acadamy** in Thornhill.

**Moniaive** has a thriving social scene that includes a Bowling Club, Fishing Club, The Moniaive Family Folk Festival, The Blue Grass Festival, Beer Festival. Local musicians gather weekly at the local pub.

Check out Google Earth, DG3 4HP and **moniaive.org** web sites for more local info.

#### ACCOMMODATION COMPRISES:

##### SUN PORCH

Entrance is to a sun porch with tiled flooring and deep set sills. Double glazed panelled door to the hallway.



##### HALLWAY

Wooden flooring. Deep set shelved linen cupboard. Deep cloakroom cupboard. Hatchway with ladder to a loft which is fully insulated and partially floored for storage.

##### LIVINGROOM



15'9 x 12'5 Well proportioned room featuring natural wood panelled doors and fire surround on tiled hearth and inset with working open fire. Arched shelved alcove to the side. Secondary double glazed window to the front with superb views. Double central heating radiator. Two wall lights. 6 x 13 amp power points. Fitted carpet.

Tiled inner hallway to kitchen.

#### KITCHEN

16'2 x 11'10. Most attractive bright kitchen with large double glazed windows to the garden at the side and rear. Fully fitted with wide range of tiled worktops, base units, wall cupboards and sliding drawer units. Fitted flooring. Esse stove with two burners and oven. 11/2 bowl sink unit. Plumbed for automatic washing machine, dishwasher and dryer. 9 x 13amp power points. Telephone point.



#### REAR VESTIBULE

With standing cupboard. Double glazed back door to garden.

#### TOILET

WC and wash hand basin. Frosted glass double glazed window. Cork tiled flooring.

#### BEDROOM 1

13'9 x 11'6 Bright room with two windows, one large window DG to garden, second to the front with deep set sill. Double central heating radiator. 4 x 13amp power points.



#### BEDROOM 2

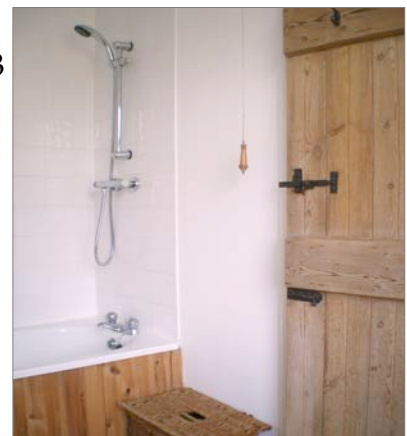
14'3 x 12'6 Secondary glazed sash window to the front with superb views. Wooden flooring. Single central heating radiator. 4 x 13amp power points.

#### BEDROOM 3

11' x 9'3 Large dg window to rear garden. Fitted single wardrobe. Single central heating radiator. Fitted carpet. 4 x 13 amp power points.

#### BATHROOM

10'5 x 5'11 Modern white bathroom suite consisting of boxed in bath, wash hand basin and WC. Mains shower unit over



the bath which is fully tiled. Heated towel rail. Frosted glass DG window with large sill. Wooden flooring, skirting, door and bath panel.



#### GARDEN

Wonderfully secluded and surprisingly large garden at the rear bordered by mature trees. Laid out principally to lawn with established flower and shrub border. 10' polytunnel. Garden shed. Outside tap. To the side is a wooden garage (in need of upgrading), with electric lighting. Gravelled parking area with flower beds and hedging to front.



#### SERVICES

Mains water, electricity and drainage. Phone line. Best mobile network reception- O2