Closeburn Store & Detached House

Thornhill, DG3 5HR

O.I.R.O. £250,000

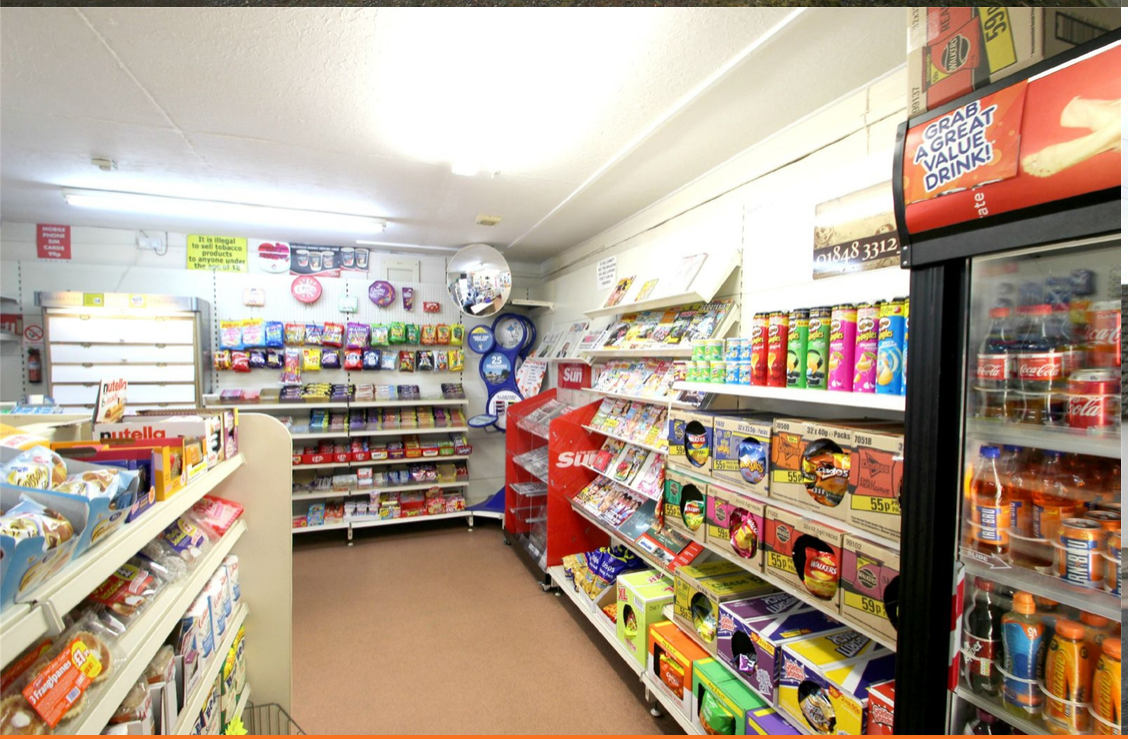
ccl PROPERTY

Closeburn Store & Detached House

Thornhill, DG3 5HR

CCL are delighted to offer for sale this modern two bedroom detached house in the picturesque village of Closeburn, a short distance from Thornhill in Dumfries and Galloway. The property offers extremely spacious family accommodation on two floors with a large lounge, kitchen diner, family bathroom, en-suite and 2 double bedrooms. A gravel driveway to the rear offers ample parking for several cars as well as a double garage. The sale includes a busy local convenience store with Post Office that benefits greatly from an established customer base however can easily be converted into additional accommodation for the property should the new owners wish to do so.

SMOKING
RICH & SMOOTH


GRAB A GREAT VALUE DRINK!
Nutella

SHOP
SHOP
OPEN

The Property

Hallway:

A central hallway with solid wood floor provides access to the lounge, family bathroom and staircase to the upper floor.

Lounge (3.9m x 2.6m)

A spacious and comfortable room carpeted and decorated in neutral tones with wood burning stove.

A large window to the side provides excellent natural light. In turn, a door leads to the kitchen diner.

Kitchen Diner (3.9m x 2.3m)

Modern country style kitchen diner with a good range of cream coloured wall and base units. Light wood effect worktops. Free standing cooker with overhead extraction fan. Plumbing for dishwasher and washing machine. Dual aspect French doors open to the patio and large garden beyond.

Family Bathroom (2.3m x 1.5m)

Modern family bathroom located on the ground floor with walk in shower, WC and wash hand basin. Decorated in neutral tones with white tiles around shower. Black and white checked vinyl flooring.

Bedroom 1 (2.75m x 2.5m)

Double bedroom with en-suite. Decorated in neutral tones this is a substantial room with built in wardrobe and storage as well as ample space for free standing furniture. 2 Velux windows to side.

En-suite (2.0m x 1.75m)

Tiled en-suite bathroom that includes a free standing roll top bath, WC and wash hand basin. Decorated in neutral tones with complimenting cream tiles around bath and on floor.

Bedroom 2 (2.5m x 2.25m)

Large double bedroom with built in storage and wardrobe. Decorated in neutral tones. Ample space for freestanding furniture. 2 Velux windows to side.

The Business

Closeburn Store has been owned by the current proprietors for over 8 years and during that time the shop has been completely refurbished and they have converted a former store into wonderful living accommodation. The business is busy all year around, trading 7 days per week from 7.30am-6pm Monday to Saturday and 9am-12noon on Sundays. The store offers for sale a range of general and frozen convenience grocery items together with bakery and dairy products, local fresh produce, traditional news, confectionery and tobacco lines. Also benefits from the National Lottery, tobacco certificate and Pay Station connection. The post office is located within the shop and currently attracts an annual PO salary of £7000 p.a. the post Office counter only operate from 9.00 am to 1.30 pm Monday to Friday and to 12:30pm on Saturday. The current owners have elected to not operate with the benefit of a liquor license which represents an excellent opportunity for new owners to increase revenues.

Entrance to the shop is through a single door that opens on to the main road through Closeburn. The shop is a rectangular shape with the main serving counter at one end. There is a window either side of the main door providing a good amount of natural light. The shop is fitted with a range of shelving and display cabinets. The post office counter is located at the rear of the shop. There is a door that opens to the office and in turn the owner's accommodation.

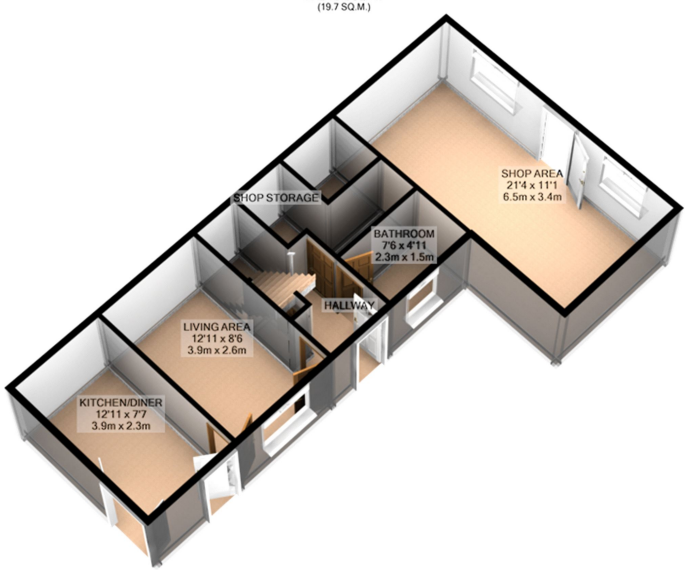
External

Large fully enclosed garden to the rear with private driveway providing ample parking for several cars. Patio area immediately outside of kitchen entrance. Double garage with electricity supply.

Situation

Whilst being close to Dumfries and Kilmarnock, the property enjoys a wonderful rural setting and is also a short distance from Thornhill, an attractive and bustling village well known for its individual shops and boutiques. Surrounded by beautiful countryside, the village provides a wide range of amenities including hotels, tea rooms, bank, library, community centre, tennis and squash courts, health centre, pharmacy and a variety of shops. Thornhill has a well regarded primary school and is also home to Wallace Hall Academy, recognised nationally as a Secondary School of Ambition. As well as this the property is also 13 miles from the market town of Dumfries which offers a wide range of services and amenities including a variety of shops and restaurants, primary and secondary schools. Dumfries also has a mainline railway station with onward connections to London and the South. This is an ideal area for those seeking a tranquil and peaceful lifestyle.

1ST FLOOR
APPROX. FLOOR
AREA 212 SQ.FT.
(19.7 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 610 SQ.FT.
(56.6 SQ.M.)

CLOSEBURN SHOP, CLOSEBURN, THORNHILL
TOTAL APPROX. FLOOR AREA 822 SQ.FT. (76.3 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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