



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

35 Buccleuch Street, DG1 2AB

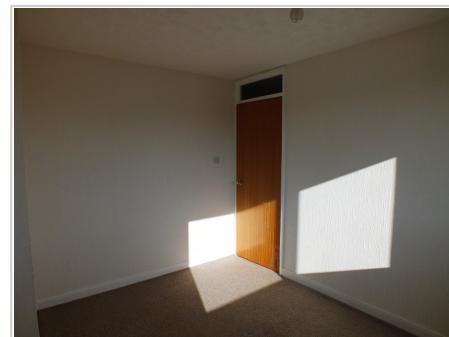
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Barnett Road,
Heathhall,
Dumfries,
Dumfries And Galloway.
DG1 3RU

£500 Monthly *



- 2 Double Bedrooms
- Semi-detached
- Gas central heating
- uPVC double glazed
- Off road parking
- Popular area

Ref: PRA10010

Viewing Instructions: Strictly By Appointment Only

General Description

We are pleased to offer this semi-detached 2 bedroom with box room, family home for let. Located in the popular area of Heathhall, Dumfries.

Accommodation briefly comprises of a large family sitting room, large kitchen and dining area, 2 double bedrooms, one box room, family bathroom and garden to the front with driveway area and garden to the rear. No pets or DSS will be accepted at this property

Accommodation



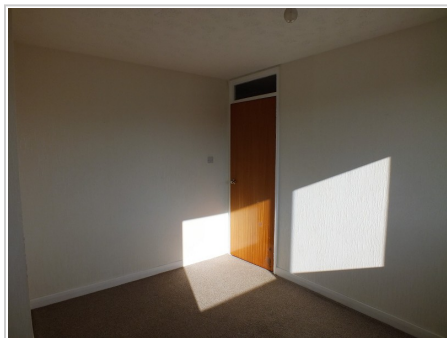
Sitting room (14' 5" x 12' 6") or (4.40m x 3.80m)

The sitting room is located to the front of the property overlooking the front garden. The room is carpeted, has a curtain pole and curtains, gas fire place, radiator, TV point and telephone point.



Kitchen (15' 9" x 10' 2") or (4.80m x 3.10m)

The large kitchen is situated to the rear of the property and has a mixture of wall and base units, stainless steel sink, draining board and mixer tap, partially tiled and there is a freestanding cooker and fridge. There is a uPVC window and French doors leading to the rear garden. There is also a large cupboard for extra storage.



Bedroom 1 (10' 10" x 9' 2") or (3.30m x 2.80m)

The first double bedroom is located to the front of the property and over looks the front garden. It is carpeted and has a radiator, uPVC window, curtain pole and curtains, uPVC electrical sockets and light switch with one central light fitting.



Bedroom 2 (11' 2" x 9' 2") or (3.40m x 2.80m)

The second double bedroom is located to the rear of the property over looking the rear garden. There is a carpet, radiator, built in cupboard, uPVC window, curtain pole and curtains. One central light fitting, uPVC electrical sockets and light switch.



Bathroom (6' 3" x 5' 11") or (1.90m x 1.80m)

The bathroom is also located to the rear of the property and has a 3 piece bathroom suit and shower over bath, frosted uPVC window and vinyl flooring.

Box room (6' 3" x 6' 3") or (1.90m x 1.90m)

There is a small box room located to the front of the property with a large storage cupboard, radiator, carpet, central light fitting, uPVC window, curtain and curtain pole.



Garden

To the rear of the property there is a good sized garden with lawned area and graveled pathways with access to the side of the property and the driveway

Application

All interested parties must complete an application form before a viewing can be carried out at the property. Please contact our Dumfries office for an application form.

Landlord registration number

62497/170/03010

Disclaimer

These particulars were prepared on 15th February 2019 and have been carefully compiled and are believed to be correct. Any error or omission however shall not annul the sale nor in any event give grounds for action at law

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:53

Council Tax

Band Not Specified

Directions

From Dumfries take the A701 Edinburgh road, go straight across the bypass and at the roundabout in Heathhall turn right onto Tinwald Downs Road. Take the first turning on the left after the traffic lights, Downs Way, and follow this to the

roundabout. At the roundabout take the first exit onto Downs Way. Then take a right onto McDiarmid Road the continue right to Barnett Road and the property is on the left hand side



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.