



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

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Gillbrae,
Dumfries,
Dumfries And Galloway.
DG1 4BP

£62,500



- End Terrace
- Private Parking
- Garden



Ref: PRA10016

REDUCED

Viewing Instructions: Strictly By Appointment Only

Regulated by RICS



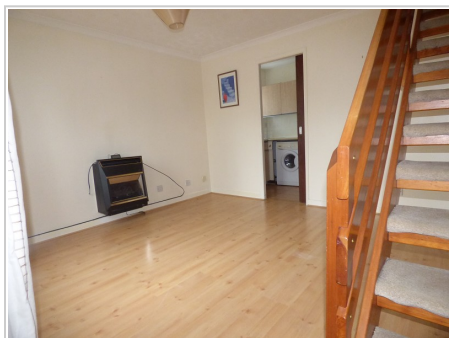
OTHER OFFICES AT CASTLE DOUGLAS AND NEWTON STEWART
 PARTNERS: **DFRE EVANS** FRICS **DB TELFORD** BSc MRICS **JR STALKER** BSc FRICS ACI Arb
SJ ALLEN BSc MRICS **JAW McMILLAN** BSc MRICS
 CONSULTANTS: **WGN GOURLAY** FRICS



General Description

G M Thomson & Co are delighted to bring to the market this 1 bedroom end terraced property located within a recognised residential area.

Accommodation



Living Room (10' 1" x 9' 11") or (3.08m x 3.03m)

Open tread stairs to first floor. Wooden laminated flooring, radiator 3 power points, TV aerial point and satellite cable. Telephone point.



Kitchen (3' 5" x 9' 11") or (1.05m x 3.01m)

Range of floor and wall units with worktops over incorporating single aluminium sink and drainer. Gas aluminium hob with extractor hood over and electric oven. Tile splash back. 4 power points. Radiator. Laminated wooden flooring UPV framed window above sink. Cupboard .5m x 1.5m approx. with power source for fridge-freezer

Entrance Porch (3' 9" x 3' 4") or (1.14m x 1.02m)

Wooden laminated flooring vestibule with a single pendant lighting fixture. Cupboard housing electricity meter and fuse box



Bedroom 1 (9' 10" x 9' 11") or (3.0m x 3.01m)

Carpeted. Double mirror fronted wardrobe with hanging rails and shelf over. 2 power points and a radiator.



Bathroom (3' 7" x 6' 7") or (1.09m x 2.00m)

No power points. Isolator fan mounted on wall. Coloured suite comprising bath with shower over and shower curtain, toilet and wash hand basin. Radiator. Vinyl floor.

Disclaimer

These particulars were prepared on 7/11/2018 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.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

Services

EPC Rating:66

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band Not Specified

Directions

From Dumfries proceed along the Whitesands towards St. Michaels Bridge Road, and at the traffic lights at this junction bear left. At the next traffic lights turn right onto St Michaels Street, and proceed to the roundabout. In the left-hand lane go straight across the roundabout onto Craigs Road an follow this road over the hill onto Gilbrae Road, take the first left onto Gilbrae, then turn left and take the first right into the shared carpark. No 56 is at the bottom situated next to the garden.

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.