



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

35 Buccleuch Street, DG1 2AB

E: dfs@gmthomson.co.uk

T: 01387 731 931

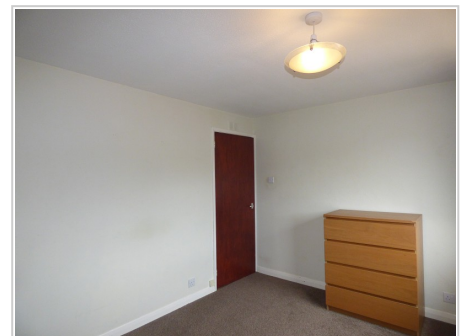
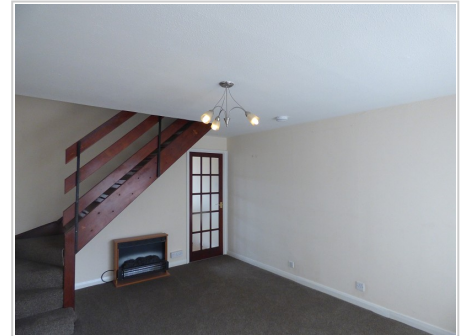
F: 01387 257 266

Rowanbank Crescent,
Dumfries,
Dumfries And Galloway.
DG1 4HE

£500 Monthly *



- Garden
- Garage
- Double Glazing
- Part Furnished



Ref: PRA10022

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

We are delighted to bring to the market this part furnished 2 bedroom semi detached house. Situated in the popular residential area of Georgetown in Dumfries this property benefits from double glazing, carpeted throughout and a garden to the rear as well as a garage. EPC = E Landlord Registration 210995/170/29350

Accommodation



Living Room (15' 8" x 11' 11") or (4.77m x 3.62m)

Spacious carpeted room boasting floor to ceiling windows, gas fire place and 7 power points



Kitchen (13' 0" x 11' 11") or (3.97m x 3.64m)

Large kitchen with laminate floor, 7 power points. Modern work top with wall units and cupboards, free standing fridge freezer, washing machine, microwave, tumble dryer, double sink and drainer, cooker and hob.



Bedroom 1 (12' 0" x 9' 1") or (3.65m x 2.78m)

Carpeted bedroom with 2 power points, chest of drawers and large walk-in wardrobe which houses the hot water tank.



Bedroom 2 (12' 0" x 7' 11") or (3.65m x 2.42m)

Carpeted bedroom with 4 power points two white wardrobes and one chest of drawers



Bathroom (8' 8" x 4' 10") or (2.65m x 1.47m)

Tile effect vinyl with white hand wash basin, toilet and bath units, shower over bath. Wall mounted mirrored cupboard.

Application

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

Landlord registration number

210995/170/29350

Services

EPC Rating:40

Council Tax

Band Not Specified

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.