



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

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**Corberry Mews,
Dumfries,
Dumfries And Galloway.
DG2 7AX**

£475 Monthly *



- 2 bedroom
- Secure Entrance
- Double Glazing



Ref: PRA10026

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 the part furnished 2 bedroom flat. The property is well maintained and boasts double glazing throughout. EPC - D Landlord Registration 149110 /170/11440 149927/170/11440

Accommodation

Entrance Porch (4' 8" x 3' 8") or (1.43m x 1.11m)

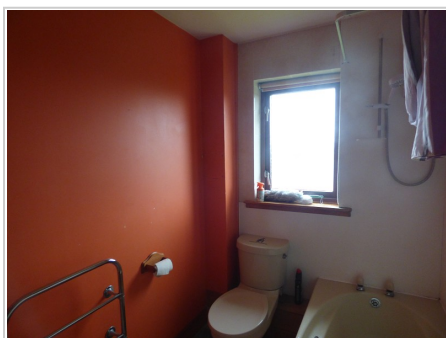
Hallway (9' 9" x 5' 9") or (2.96m x 1.74m)



Bedroom 1 (12' 0" x 10' 8") or (3.67m x 3.24m)



Bedroom 2 (10' 8" x 8' 4") or (3.24m x 2.53m)



Bathroom (8' 4" x 5' 7") or (2.55m x 1.69m)



Living Room (15' 0" x 12' 1") or (4.56m x 3.68m)



Kitchen (11' 11" x 7' 6") or (3.62m x 2.29m)

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

149110 /170/11440
149927/170/11440

Services

EPC Rating:66

Council Tax

Band Not Specified

Directions

From the Dumfries office: Head south-west on Buccleuch St/A780 towards Charlotte St Continue to follow A780. Turn left onto Howgate St. Continue onto Maxwell St. Turn left towards Corberry Mews.

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.