



# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

**Dumfries**

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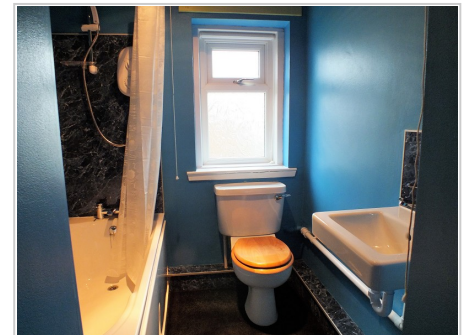
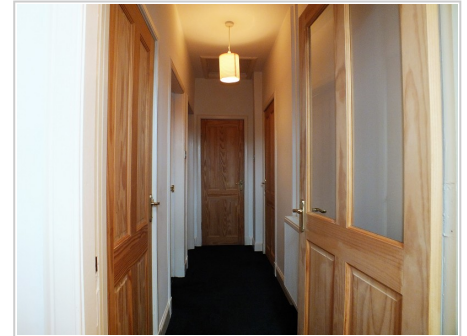
F: 01387 257 266

**Barrie Avenue,  
Dumfries,  
Dumfries And Galloway.  
DG1 2HD**

**£65,000**



- Quiet location
- uPVC glazed through out
- Gas central Heating
- Own garden
- No onward chain
- Early entry is available



**Ref: PRA10032**

**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

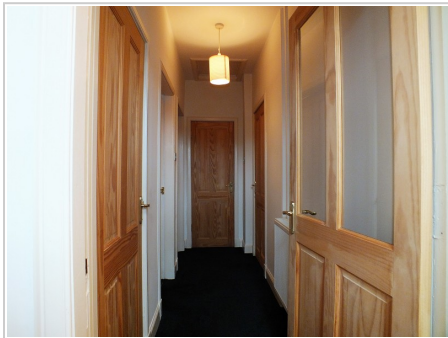
G M Thomson & Co welcome to the market a spacious one bedroom, first floor flat in a block on four, in the quiet residential area of Cresswell, Dumfries. The property is double glazed throughout and benefits from gas central heating. Accommodation briefly comprises of kitchen, bathroom, sitting room, bedroom and a small boiler room in which the boiler has recently been upgraded and rates as an A in energy efficiency. The flat is carpeted through out with vinyl flooring in the kitchen. There is an area of gardens which belong to the property and located within the garden is a small garden shed.

Barrie Avenue is within easy reach of local amenities such as supermarkets, doctors surgeries, primary and secondary schooling and within close proximity to the Glasgow University, Dumfries campus and Dumfries and Galloway College. The home report can be accessed via [www.packdetails.com](http://www.packdetails.com) and using Reference: HP580779 Postcode: DG1 2HD

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## Accommodation

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### Hallway

You enter the property via a composite half glazed door to stairs that lead to the first floor where the accommodation can be found. The stairs are carpeted with a dark blue carpet which continues through out the property. There are 2 pendant light fittings in the stair way and one more in the upper hallway, there is also a hand rail, radiator and uPVC window located at the top of the stairs. You then proceed to the hallway via a wooden panel and half glazed door which leads on to the bedroom, bathroom, sitting room and kitchen. There is one large storage cupboard and one small boiler room with base and wall units. You will also find a thermostat and radiator in the upper hallway.



### Sitting room (13' 9" x 12' 2") or (4.20m x 3.70m)

Sitting room rear property, over looking rear gardens. Wall mounted gas fire and radiator, storage cupboard, central pendant light fitting, TV point, telephone point curtains and blind



### Bedroom 1 (12' 2" x 10' 10") or (3.70m x 3.30m)

The bedroom is located to the front property, overlooking the gardens. There is also a built in wardrobe/cupboard, central light fitting, radiator, curtains, curtain rail and electrical points and light switches.

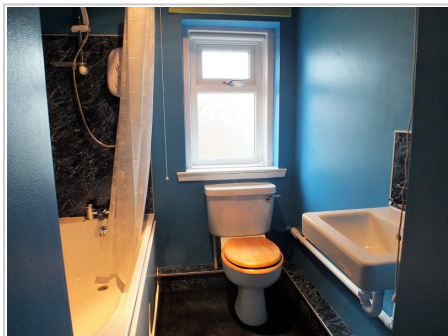
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### Kitchen (8' 10" x 5' 3") or (2.70m x 1.60m)

The kitchen is to the rear of the property and has matching wall and base units, electric cooker, radiator, uPVC window with roller blind. There is space and plumbing for a washing machine and adequate space for a fridge. There is also a stainless steel sink and draining board with mixer taps. The flooring grey tile effect vinyl and strip florescent light

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### Bathroom (8' 10" x 5' 7") or (2.70m x 1.70m)

The bathroom is located to the side of the property with an electric shower over bath, shower curtain, wash hand basin with mixer taps. There is a wall mounted heated towel rail and frosted glass uPVC window, respitex wall covering and splash back.

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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also 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.'

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## Disclaimer

These particulars were prepared on 21/03/2019 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.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:70

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band A

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## Directions

From our office on Buccleuch Street head west and turn left on to White Sands. On reaching the traffic lights at St Michaels Bridge keep left then continue straight at the St Michael Street lights. At the round about take the third exit and then take the first right onto Barrie Avenue. Continue on this road and take the first exit at the mini round about, follow the road and 26 Barrie Avenue is located on your right hand side.

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*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.*