



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

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Bridgemuir Cottage ,
Lockerbie,
Dumfries And Galloway.
DG11 1TB

£520 Monthly *



- Semi Detached
- Rural Location
- Fireplace



Ref: PRA10033

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 and unfurnished 3 bedroom semi detached cottage in the rural setting of Lochmaben. The property is in good decorative order carpeted throughout and boasts oil central heating. Landlord Registration 717583/170/16041 EPC = E

Accommodation



Kitchen (12' 7" x 9' 3") or (3.83m x 2.81m)

Comprising modern fitted base units, stainless steel sink and extractor hood, oil fired Worcester combi boiler and radiator. Four double power points, mains heat detector and carbon monoxide alarm. PVC window and external door.



Living Room (12' 7" x 9' 3") or (3.83m x 2.81m)

PVC double glazed window, radiator, fireplace open to chimney, three double power points. Carbon monoxide alarm and mains smoke alarm.

Landlord registration number

717583/170/16041



Bathroom (6' 0" x 8' 0") or (1.84m x 2.43m)

Comprising Modern white suite of bath, with Mira mixer shower over, wash hand basin and toilet. Respotex surround to the bath. Radiator and Primeline extractor fan. PVC double glazed window.



Bedroom 1 (8' 9" x 10' 4") or (2.67m x 3.15m)

Radiator with one double and two single power points and PVC double glazed window



Bedroom 2 (8' 6" x 10' 4") or (2.59m x 3.15m)

Radiator with one double and two single power points, PVC double glazed window, carbon monoxide alarm.



Bedroom 3 (12' 5" x 8' 8") or (3.78m x 2.63m)

Radiator with one double and two single power points, PVC double glazed window.

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.

Services

Mains water, mains electricity

Council Tax

Band Not Specified

Directions

From Dumfries follow the A709 towards Lochmaben, before reaching Lochmaben High Street, turn left onto Princes Street and continue along the B702 for around 1.5 miles, turn right as the road splits (signposted Millhousebridge) follow the road for a further half mile and ridgemuir is on the right hand side, turn down into Bridgemuir and no. 1 Bridgemuir Cottage is at the end of the tarmac farm track, on the left.

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.