



# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

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1 Solway View,  
Glencaple Road,  
Dumfries.  
DG1 4TX

£140,000



- Semi-detached
- No onward chain
- Gas central heating
- uPVC double glazing
- 3 bedrooms
- Off road parking
- Large garden



Ref: PRA10036

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

This semi detached, 3-bedroom, house is just 2 miles from Dumfries town centre yet benefits from being situated in an idyllically rural location with stunning views of the surrounding countryside. The property has ample off road parking with a large enclosed garden which surrounds the property. Whilst being in a rural location access to the local amenities is only a short drive away. Also located nearby is Caerlaverock Castle and the National Nature Reserve at Caerlaverock. The Solway Coast and further local tourist attractions such as the Burns Mausoleum, Dumfries Museum and Camera Obscura are also within close proximity.

The property is situated 2 miles from the town centre and offers easy access to the town centre, the local amenities and schooling. Whilst being close to the town centre, once at the property, you feel that you are at the heart of the Dumfriesshire country side with stunning views from all areas of the cottage.

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## Accommodation

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### Hallway and Stairs (16' 1" x 6' 6") or (4.90m x 1.98m)

You enter the property via a half glazed uPVC door and enter into the hallway which leads to the bathroom, sitting room and kitchen beyond and then the stairs lead to the first floor accommodation. The hallway and stairs are carpeted with a light grey carpet and there is a wooden balustrade and wooden hand rail. Under the stairs is a large storage cupboard, coat hooks, central light fitting, smoke detector and radiator.

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### Sitting room (15' 9" x 13' 1") or (4.80m x 4.0m)

The spacious sitting room has a uPVC window to the front and to the side to making the most of the natural light. The flooring is laminated and there is a gas fire, radiator, central light fitting, electrical points and TV points. Also there is alcove shelving and cupboard housing the gas meter and hot water tank.

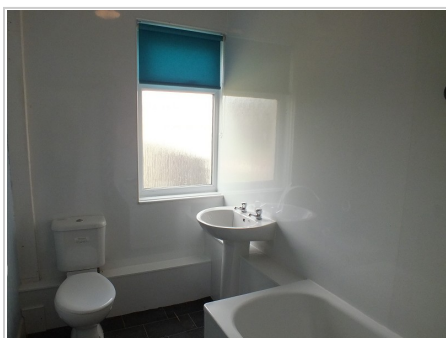
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### Kitchen (15' 1" x 8' 2") or (4.60m x 2.50m)

The good sized kitchen is to the rear of the property and has a uPVC door leading to the gardens and three uPVC windows. There is a mixture of matching wall and base units and formica work surfaces. Two halogen light fittings, laminated flooring, radiator, electrical points and light switches.

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### Bathroom (9' 2" x 5' 3") or (2.80m x 1.60m)

The bathroom is located to the rear of the property and has a frosted glass uPVC window, a toilet, wash hand basin, bath with Mira shower over, extractor fan, vinyl flooring and a radiator.

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### Master Bedroom (17' 5" x 10' 10") or (5.30m x 3.30m)

The large master bedroom is to the front of the property looking out to the front garden and the fields beyond via two large uPVC windows. There is also a central ceiling light, storage cupboard, carpet, radiator, tv point electrical points and light switch.



### Double Bedroom (14' 5" x 9' 11") or (4.40m x 3.03m)

The large uPVC window looks out to the rear garden and fields beyond. There is a central light fitting, electrical sockets and carpet.



### Bedroom 3 (10' 6" x 7' 3") or (3.20m x 2.20m)

The smaller of the three bedrooms is also to the rear of the property and also has a uPVC window, radiator, electrical sockets and a central light fitting.

## ANTI MONEY LAUNDERING REGULATIONS

'Anti Money Laundering' and then add in the following line '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

## Disclaimer

These particulars were prepared on 22nd March 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.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:55

## Tenure

We are informed that the tenure is Freehold

# Council Tax

Band C

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## Directions

From Dumfries proceed along the Whitesands towards St. Michaels Bridge Road, at the traffic lights keep left. At the next set of traffic lights turn right onto St Michaels Street and proceed to the roundabout. At the roundabout take the third exit. As you approach the next traffic lights keep right heading out on the Glencaple Road. Once at the mini roundabout take the first exit and continue for less than 1/4 of a mile and take the left hand junction heading to the Crichton Farm and the property is located a few hundred yards along on the left 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.*