



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

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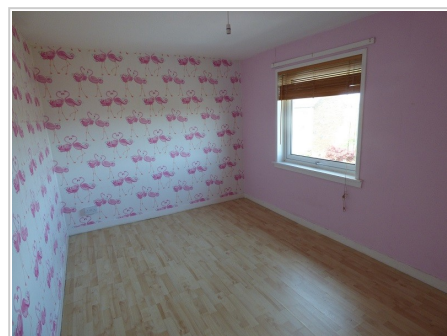
F: 01387 257 266

King Street,
Dumfries,
Dumfries And Galloway.
DG2 9AL

£61,500



- Double Glazing
- Modern Features
- 2 Bedroom
- Communal Garden



Ref: PRA10043

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 spacious 2 bedroom flat situated within easy walking distance of Dumfries Town centre with its extensive urban facilities such as retail shopping and education from primary through to the well regarded Crichton University Campus. The property boasts double glazing and modern features. EPC = C

Accommodation



Living Room (13' 6" x 12' 0") or (4.11m x 3.67m)

Fitted carpet throughout. Gas radiator and large double glazed UPVC window. 4 Pendant light fitting.



Kitchen (12' 0" x 9' 3") or (3.67m x 2.82m)

Comprising modern fitted base and wall units and work surfaces. Large double stainless steel sink and drainer with mixer tap. Plumbing for washing machine. White UPVC double glazing. Worcester Combi boiler. Halogen pendant lighting.



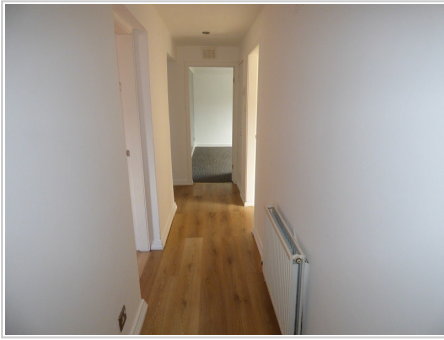
Bedroom 1 (16' 8" x 9' 10") or (5.08m x 3.00m)

Double bedroom with laminate flooring. Gas radiator and white UPVC double glazed window. Measurements taken at maximum. Spotlight lighting.



Bedroom 2 (14' 0" x 6' 9") or (4.27m x 2.07m)

Laminate flooring throughout. White UPVC double glazed window. Gas radiator. Pendant light fitting. Wooden blinds.



Hallway



Bathroom (6' 0" x 5' 5") or (1.83m x 1.65m)

Comprising white WC, wash hand basin with vanity and separate hot and cold taps, bath with shower screen and electric shower over. Frosted double glazed window and gas radiator

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.

Disclaimer

These particulars were prepared on 18th May 2018 and have been carefully compiled and are believed to be correct. Any error or omission however shall not annul the sale nor in any even give grounds for action at law.

Services

Mains water, mains gas, mains drainage, mains electricity

EPC Rating:70

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band Not Specified

Directions

From Dumfries town centre, take the A780 on Buccleuch Street. Proceed over Buccleuch Street Bridge and turn right onto A76/Glasgow Street. Take the first left onto King Street and turn right to remain on King Street. No 52 is located on right hand side of street.

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.