



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

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Queen Street,
Newton Stewart,
Dumfries And Galloway.
DG8 6JR

£375 Monthly *



- Double Glazing Throughout
- Parking to Rear

Ref: PRA10046

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

The property was extensively renovated approximately 8 years ago, including new beams, floors, replaced wiring, all new plumbing, soundproofing, plasterwork and insulation all has been done so to a high standard throughout. Newly built bathroom with Jacuzzi, shower and bath and new garden bedroom. The property also benefits from off road parking to the rear.

Accommodation: - Open Plan Lounge / Kitchen, Bathroom, Bedroom

Rental: - £375.00 per calendar month

Accommodation

Lounge (9' 5" x 11' 5") or (2.88m x 3.48m)

With uPVC double glazed outer door and window to front. Night store radiator. Electricity meter cupboard. Electric panel heater. 6 power points. Pendant light fitting. Carpet.

Kitchen (6' 10" x 13' 3") or (2.08m x 4.05m)

Modern fitted kitchen with stainless steel single drainer sink unit with mixer tap and black granite effect worktop over. Attractive tiled splash back. Washing machine plumbing and space for cooker and fridge. Stainless steel cooker hood. Cooker control point. 8 power points. Recessed ceiling lights. Vinyl floor covering.

Bathroom (7' 1" x 6' 6") or (2.15m x 1.98m)

With large Velux window. Enclosed NOFER Jacuzzi bath and jet shower cabinet. Vanity unit with fitted WC and wash hand basin. Mirror. Heater ladder effect towel rail. Extractor fan. Tiled walls. Recessed ceiling lights. Tiled floor.

Double Bedroom (11' 9" x 13' 3") or (3.59m x 4.04m)

With windows to side and rear. Panel radiator. 8 power points. Pendant light fitting. Carpet.

Agent Registration Number

118871/170/02260

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 electricity, mains water, mains drainage

EPC Rating:65

Council Tax

Band Not Specified

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.