



# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

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Silver Street,  
Creetown,  
Newton Stewart,  
Dumfries And Galloway.  
DG8 7HU

£450 Monthly \*



Ref: PRA10047

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

An unfurnished two bedroom semi-detached house situated in the centre of Creetown, 6 miles from Newton Stewart. The property has gas fired central heating and full double glazing throughout. Garden ground to the side and rear with off road parking. Pets at the discretion of the Landlord. No Smoking.

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## Accommodation

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### Entrance Hall

With glazed UPVC glazed outer door. Cupboard housing electricity meters. Under stairs storage. Coat hooks. Central heating radiator. Central heating thermostat. Pendant light fitting. Carpet.

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### Lounge (18' 4" x 10' 7") or (5.59m x 3.22m)

With windows to front and side. Open fireplace with tiled surround and hearth. 2 central heating radiators. TV aerial. Smoke alarm. Carbon Monoxide alarm. 2 pendant light fittings. Carpet.

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### Kitchen/Diner (17' 9" x 10' 10") or (5.42m x 3.29m)

With window to rear and side. Modern fitted kitchen with granite effect worktop over and tiled splashback. 1½ bowl black composite sink unit with mixer tap. Cooker control point. Extractor hood. Integrated microwave. Free standing electric cooker, fridge freezer and dishwasher. Worcester boiler and central heating programmer. TV aerial. Central heating radiator. Ceiling light fitting and pendant light fitting. Heat detector. Carbon monoxide alarm. Vinyl floor covering.

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### Shower Room (5' 8" x 7' 2") or (1.72m x 2.18m)

With large shower cubicle with mains powered shower. Wash hand basin and WC. Partly tiled walls. Mirror and medicine cabinet. Central heating radiator. Recessed ceiling spotlight and ceiling light fitting. Vinyl floor covering.

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### Landing

2 pendant light fittings. Carpet.

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### Bedroom 1 (13' 5" Max x 16' 1" Max) or (4.10m Max x 4.91m Max)

With window to front. Part coomb ceiling. Eaves storage access. Central heating radiator. Pendant light fitting. Carpet.

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### Bedroom 2 (10' 11" Max x 14' 1" Max) or (3.32m Max x 4.28m Max)

With window to rear. Part coomb ceiling. Eaves storage access. Central heating radiator. Pendant light fitting. Carpet.

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### Landlord registration number

954125/170/12111

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## Agent Registration Number

LARN1812035

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## 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.

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## Services

### Council Tax

Band Not Specified

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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.*