



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

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Garlieston,
Newton Stewart,
Dumfries And Galloway.
DG8 8HH

£460 Monthly *



- Double Glazing Throughout
- Oil Fired Central Heating



Ref: PRA10048

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

Concord Cottage is a single storey traditional farm cottage. The house is completely double glazed and fitted with full under floor central heating. As the house is within a working farm, no pets or children are permitted.

Accommodation

Entrance Hall

With half glazed wooden outer door. Electricity meters. Coat hooks. Quarry tiled floor.



Kitchen (12' 5" x 10' 2") or (3.79m x 3.09m)

With full range of wall and floor units with beech effect worktop over and tiled splashback. Stainless steel single drainer sink unit. Zanussi fitted washing machine. Electric cooker and hob. Extractor fan over. Large cupboard housing oil fired central heating boiler. 6 recessed ceiling spotlights. Tiled floor.



Lounge (15' 6" Max x 11' 11" Max) or (4.73m Max x 3.62m Max)

With French doors to gable end and 2 windows to front. Central heating room stat. TV aerial. Corner Shelving. Pendant light fitting. Fitted carpet and curtains.



Bathroom (8' 1" x 5' 5") or (2.47m x 1.65m)

With window to rear and fitted with suite of bath, wash hand basin and WC. Mixer shower over bath with shower screen. Ladder style towel rail. Loft hatch. Shaver socket and Xpelair fan. Fully tiled walls. Pendant light fitting. Tiled floor.

Bedroom 1 (8' 3" x 12' 4") or (2.52m x 3.76m)

With window to rear. Central heating room stat. Pendant light fitting. Fitted carpet and curtains.

Bedroom 2 (10' 8" x 13' 0") or (3.26m x 3.97m)

With windows to front and rear. Central heating room stat. Pendant light fitting. Fitted carpet and curtains.

Landlord registration number

81654/170/14120

Agent Registration Number

LARN 1812035

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

EPC Rating:64

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.