



# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

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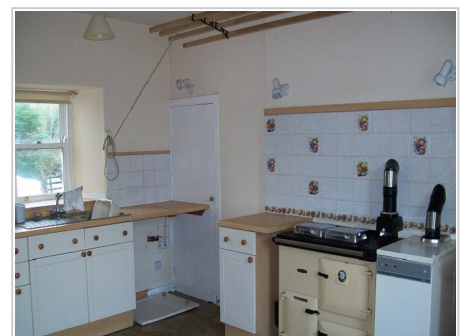
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Port William,  
Newton Stewart,  
Wigtownshire.  
DG8 9RF

£525 Monthly \*



- Oil Fired Central Heating
- Rural



Ref: PRA10049

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 detached farmhouse situated in a quiet rural setting overlooking open countryside. The property benefits from oil fired central heating and has a good sized are of garden ground with off road parking. Pets at the discretion of the Landlord. No DSS. No Smoking.

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## Accommodation

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### Entrance Porch (6' 0" x 7' 5") or (1.84m x 2.25m)

With glazed wooden outer door and windows to front and side. Pendant light fitting. Vinyl floor covering. Glazed inner door to hall.

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### Entrance Hall

With under stairs cupboard. Door to basement. Central heating radiator. 2 pendant light fittings. Carpet.

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### Lounge (12' 8" x 21' 11") or (3.85m x 6.68m)

With windows to front and side. Open fireplace with attractive timber and tiled surround. Wall recess with shelving and cupboard. Central heating radiator. 2 wall lights. 2 pendant light fittings.

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### Sitting room (13' 7" x 14' 8") or (4.15m x 4.46m)

With windows to front and side. Wood burner with attractive timber and tiled surround. Central heating radiator. Wall recess with shelving and cupboard. Telephone point. TV aerial. Pendant light fitting. Carpet.

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### Dining Room (7' 5" x 14' 8") or (2.26m x 4.46m)

With window to rear. Built in cupboards. Central heating radiator. Pendant light fitting. Carpet.

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### Rear Hall (10' 3" x 4' 4") or (3.13m x 1.31m)

With stable wooden outer door. Built in cupboard. Coat hooks. Pendant light fitting. Vinyl floor covering.

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## Kitchen

With 2 windows to side and fitted with modern range of wall and floor units with beech effect worktop over and tiled splashback. Stainless steel single drainer sink unit with mixer tap. Rayburn. Boiler. Clothes pulley. Central heating radiator. Built in cupboard housing hot water cylinder. 2 pendant light fittings. Vinyl floor covering.

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## Home office (16' 4" x 7' 4") or (4.99m x 2.23m)

With window to side. Wall shelving. Central heating radiator. Fusebox. Pendant light fitting. Carpet.

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## Box room (7' 5" x 13' 8") or (2.26m x 4.17m)

With window to side. Central heating radiator. Pendant light fitting. Carpet.

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## Landing

Window to front. Central heating radiator. Pendant light fitting. Carpet.



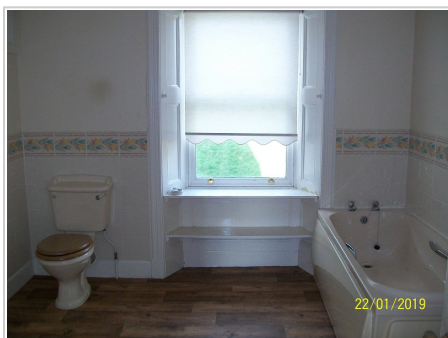
## Shower Room (9' 8" x 4' 11") or (2.94m x 1.49m)

Fitted with large shower cubicle with Mira electric shower, extractor fan and ceiling light fitting. WC and wash hand basin. Partly tiled walls. Shaver socket. Heated towel rail. Mirror. Central heating radiator. 3 ceiling light fittings. Vinyl floor covering.



## Bedroom 1 (11' 7" Max x 14' 10" Max) or (3.52m Max x 4.51m Max)

With windows to front and side. Central heating radiator. Pendant light fitting. Carpet.



## En Suite (9' 2" x 9' 8") or (2.80m x 2.95m)

With window to rear and fitted with suite of bath, wash hand basin and WC. Heater towel rail. Shaver point. Mirror. Partly tiled walls. Central heating radiator. Ceiling light fitting. Vinyl floor covering.

## Bedroom 2 (9' 7" x 12' 8") or (2.93m x 3.87m)

With window to side. Central heating radiator. Pendant light fitting.

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## Bedroom 3 (12' 9" Max x 11' 8" Max) or (3.89m Max x 3.55m Max)

With windows to front and side. Central heating radiator. Pendant light fitting.

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## Landlord registration number

47129/170/26580

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## Agent Registration Number

LARN 1812035

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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

Mains electricity

EPC Rating:29

## Council Tax

Band E

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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.*