



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

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The Kennels,
Keir,
Thornhill.
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£700 Monthly *



- Detached
- Fully renovated including the heating system
- Oil central heating
- uPVC double glazed throughout
- 3/4 Bedrooms
- Wood burning stove
- Family bathroom and separate shower room
- Large garden
- Off road parking

Ref: PRA10052

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 welcome to the rental market an unfurnished, three bedroom property which has been fully renovated through out. The property benefits from oil central heating and outstanding views of the surrounding countryside.

The accommodation briefly comprises of living room, kitchen, bathroom, a further living room/study/bedroom then to the first floor there a three further bedrooms and a shower room.

This property has a large garden to the rear and ample parking to the front. In addition there is a kennel block that is currently being renovated and could be utilised as a work shop space or office space for crafting/small business use.

The near by village of Penpont has a village shop and amenities and also a primary school. Slightly further afield in Thornhill is Wallace Hall Academy.

Accommodation



Vestibule (4' 11" x 5' 11") or (1.50m x 1.80m)

Your enter the property via a uPVC half glazed door into the entrance vestibule where you will find the floor to be tiled, a uPVC window to the front and French double wooden doors with frosted glazing leading on to the front hall way and stairs.



Sitting room (15' 9" x 14' 1") or (4.80m x 4.30m)

The main sitting room makes the most of the views from the uPVC window and also has a wood burning stove and in addition there is a radiator, central light fitting, electrical sockets, light switches, co2 and smoke detector.

Inner Hall (6' 7" x 3' 11") or (2.00m x 1.20m)

From the main sitting room you will find a small inner hall which leads to the family bathroom. There is a uPVC window to the front and the electric meter is also located here.



Bathroom (7' 7" x 6' 7") or (2.30m x 2.0m)

The family bathroom is equipped with a wash hand basin, bath and toilet. The flooring in stone tiled and has a radiator.



Kitchen (13' 9" x 8' 6") or (4.20m x 2.60m)

The kitchen is to the rear of the property and is a completely new kitchen with wall and base units, stainless steel sink, cooker hood. There is a uPVC door which leads to the garden and there are a further three uPVC windows, a radiator and the flooring is stone tiles.



Sitting Room/Fourth Bedroom (15' 1" x 11' 10") or (4.60m x 3.60m)

Located on the ground floor this room could be utilised as a second sitting room, study or fourth bedroom. There is a uPVC window to the front looking out to the surrounding countryside, electrical points, central light fitting and radiator.



Upper floor landing (18' 8" x 4' 2") or (5.70m x 1.27m)

To the top of the stairs you will find the upper floor landing which leads on to the three bedrooms and shower room. The hallway has a radiator, velux window, two spot lights, smoke detector, electrical points and light switches.



Master Bedroom (15' 1" x 11' 10") or (4.60m x 3.61m)

The first bedroom is a light and airy room and makes the most of the views via two uPVC windows to the side and front, there is a radiator, central light fitting, electrical points and light switch.



Bedroom 2 (9' 2" x 11' 1") or (2.80m x 3.37m)

The second bedroom has one uPVC window to front, a central light fitting, radiator, electrical points, light switch and offers access to the loft space.



Bedroom 3 (12' 2" x 7' 10") or (3.70m x 2.40m)

The third bedroom, again has a uPVC window to the front has one uPVC window to front, a central light fitting, radiator, electrical points, light switch and built in cupboard.



Shower Room (7' 10" x 6' 11") or (2.40m x 2.10m)

The shower room has a walk in shower unit with Mira shower, wash hand basin, extractor fan, spot lighting, frosted window and stone tiled flooring.

Landlord registration number

41752/170/24340

Agent Registration Number

18/2035

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. Prospective tenants will be required to complete a tenancy reference form if they remain interested in the property after viewing.

Services

Mains electricity, mains water, mains drainage

EPC Rating:60

Council Tax

Band C

Directions

From Dumfries head north on the A76 heading to Thornhill. Before you reach Thornhill take the B731 heading to Penpont. At the next junction go left on to the A702. On reaching Penpont take the left turn on to Keir Road. Continue on this road for approximately 2 miles and then take the right turning and the property is the second property on the right hand side.

£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.