



# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

**Dumfries**

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Drew Avenue,  
Newton Stewart,  
Dumfries And Galloway.  
DG8 6LE

£80,000



- Double Glazing Throughout
- Good Sized Area of Garden Ground

**Ref: PRA10057**

**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 house is a semi detached linked house located within Drew Avenue. It has undergone some modernisation and provides an easily managed house which would be ideal for a first time buyer. Double glazed and electric space heating throughout. Easily maintained garden to the front and rear.

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## Accommodation

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### Hallway

2 cupboards, one with electric meter. Smoke alarm. Telephone point. Pendant light fitting. Carpet. Stairs to first floor.

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### Living/Dining Room (24' 7" Max x 10' 5" Max) or (7.49m Max x 3.17m Max)

Double glazed windows to front and rear. Storage heater. Telephone point. 5 power points. Pendant light fitting. Carpet.

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### WC Apartment

Double glazed window. Fitted with WC and wash hand basin. Pendant light fitting. Vinyl floor covering.

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### Kitchen (10' 11" Max x 9' 4" Max) or (3.34m Max x 2.85m Max)

Double glazed window. Fitted with range of wall and base units, electric cooker, washing machine, fridge freezer. 5 power points. Vinyl floor covering.

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### Landing

Smoke alarm, pendant light, storage heater and cupboard. Carpet.

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### Bedroom 1 (8' 1" x 7' 5") or (2.47m x 2.26m)

Double glazed window. Panel radiator. Built in cupboard / wardrobe. Pendant light fitting. 2 power points. Carpet.

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### Bedroom 2 (11' 8" x 8' 9") or (3.55m x 2.67m)

Double glazed window. Panel radiator. Built-in wardrobes. Pendant light fitting. 2 power points. Carpet.

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### Bedroom 3 (10' 0" x 10' 10") or (3.05m x 3.30m)

Double glazed window. Panel radiator. Built in wardrobes. Pendant light fitting. 2 power points. Carpet.

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### Shower Room

Fitted with shower tray with electric shower, WC and wash hand basin, walls tiled and fan heater. Vinyl floor covering.

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### Outside

The property has an area of lawn and flower borders to the front of the property with a gravelled enclosed garden to the rear. This is partially paved to the immediate rear of the house with a gravel drying area beyond. It is all enclosed with a post and rail fence with communal car parking beyond.

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# ANTI MONEY LAUNDERING REGULATIONS

'The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.'

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## Disclaimer

These particulars were prepared on the 28th August 2012 and have been carefully compiled and are believed to be correct. Any error or omission however shall not annul the sale nor in any event give grounds for action at Law. Where dimensions are shown, these are approximate only.

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## Services

Mains electricity, mains water, mains drainage

EPC Rating:61

## Tenure

We are informed that the tenure is Not Specified

## Council Tax

Band B

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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.*