



# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

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King Street,  
Castle Douglas,  
Dumfries and Galloway.  
DG7 1DZ

£450 Monthly \*



- UPVC Double Glazing throughout
- Gas Central Heating
- Fitted carpets
- Newly decorated
- Walk in Shower
- Fully fitted Kitchen
- Ideal for local amenities
- Ideal for public transport links

Ref: PRA10058

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 have a newly decorated first floor flat in the heart of Castle Douglas available for immediate entry. This flat offers spacious accommodation with a large Living Room, Double Bedroom with fitted wardrobes, fully fitted Kitchen, and Bathroom with a walk in shower. The property benefits from Double Glazing throughout and Gas Central Heating. It is perfectly situated for all local amenities and public transport connections.

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## Accommodation

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### Living Room (15' 6" x 13' 3") or (4.73m x 4.03m)

Two UPVG Double Glazed windows with Venetian Blinds. Light brown carpet. Wall mounted electric fire in wooden surround. Four bar spotlight. Two central heating radiators. TV aerial point. Phone point.

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### Kitchen (8' 4" x 5' 8") or (2.53m x 1.72m)

Full range of floor and wall units. Stainless steel sink and drainer with mixer tap. Diplomat electric cooker and electric hob. Wood effect work top and breakfast bar with 2 stools. Half height tiling over work top, breakfast bar and cooker. Tiled floor. Three bar spotlight. Extractor hood and Heat Detector.

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### Bathroom (7' 6" x 4' 9") or (2.28m x 1.44m)

UPVC Double Glazed window. Walk in shower with glass door. WHB with mirror over. WC. Marble effect tiling all round. Three inset spotlights. Tiled flooring. Chrome towel rail.

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### Double Bedroom 1 (11' 2" x 13' 11") or (3.41m x 4.23m)

UPVC Double Glazed window with Venetian Blind. Full length fitted wardrobe with sliding mirrored doors and hanging space/shelving. Light brown carpet. Central Heating Radiator. TV point and aerial. Four bar spotlight strip.

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## Landlord registration number

79718/170/08570

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# Agent Registration Number

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

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:70

## Council Tax

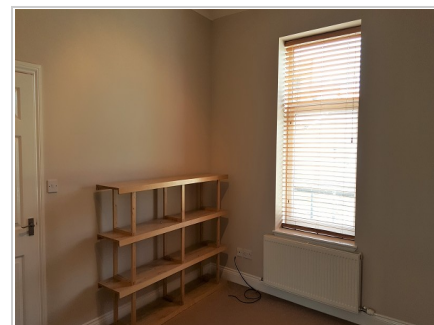
Band A

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## Directions

From our Castle Douglas Office proceed down King Street towards Carlingwark Loch. The property is located half way down King Street on the left hand side above Coral. The entrance door is just before Coral.

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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.*