



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

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Old Edinburgh Road,
Minnigaff,
Newton Stewart,
Dumfries And Galloway.
DG8 6PL

£160,000



- Gas Fired Central Heating
- Double Glazed Throughout
- Good Sized Area of Garden Ground
- Summer House

Ref: PRA10059

General Description

The property comprises a two storey semi-detached house of cavity brick construction rendered externally. The property is located within a good sized well maintained site with off street parking. The property has been upgraded and modernised in recent years and is fully double glazed and gas fired central heating throughout. The property provides good sized spacious family accommodation with an enclosed garden.

Accommodation

Entrance Vestibule

With UPVC double glazed outer door and large glazed panel to side. Tongue and groove lined with shelving. Pendent light fitting. Wood effect laminate flooring. Glazed door to hall.

Hallway

Large spacious hallway with walk-in under stair cupboard. 2 central heating radiators. Central heating thermostat. Smoke alarm. Telephone point. 5 power points. Pendent light. Carpet. Stairs to first floor.



Lounge (15' 9" x 14' 6") or (4.81m x 4.41m)

With large window to front. Gas fire with attractive timber surround and granite hearth. Wall lights. Attractive light fitting. Central heating radiator. Dado rail. Sky/TV point. 9 power points. Wood effect laminate flooring.

Bedroom 1 (9' 11" x 9' 5") or (3.02m x 2.88m)

With window to rear. Built in wardrobe. 1 power point. TV Point. Pendent light fitting. Carpet.

Kitchen/Diner (16' 3" x 13' 1") or (4.96m x 3.99m)

With large window to side. Fitted with modern range of wall and floor units in pine with marble effect worktop over and tiled splashback. Stainless steel sink unit. Integrated gas oven and hob with extractor fan. Space for fridge, washing machine and dishwasher. Cooker control point. Wall mounted Worcester gas boiler. 11 power points. Strip light. Wood effect laminate flooring.

Rear Hall (6' 6" x 4' 0") or (1.99m x 1.22m)

With UPVC double glazed door giving access to garden. Shelved pantry. Built in cupboard housing electricity meters. Pendent light fitting. Wood effect laminate flooring.

Bathroom (7' 5" x 5' 11") or (2.27m x 1.80m)

With window to side and fitted with suite of Whirlpool Spa Bath, wash hand basin and WC. Central heating radiator. Respatex lined walls. Ceiling light. Carpet.

Landing (7' 2" x 6' 11") or (2.19m x 2.12m)

2 Built in cupboards, 1 shelved and 1 giving access to loft. Pendent light fitting. 1 power point. Carpet.

Bedroom 2 (13' 0" x 12' 10") or (3.96m x 3.92m)

With large window to front. Shower cubicle with Mira electric shower, Respatex lined walls and extractor fan. Central heating radiator. 3 Built in cupboards / wardrobes with hanging rails. Telephone point. 5 power points. Pendent light fitting. Carpet.

WC Apartment (2' 7" Max x 12' 10" Max) or (00.79m Max x 3.92m Max)

Fitted with wash hand basin and WC. Ceiling light. Carpet.

Bedroom 3 (7' 2" Max x 12' 6" Max) or (2.19m Max x 3.80m Max)

With window to front. Central heating radiator. 2 built in cupboards with shelving. 1 power point. 1 power point. Pendent light fitting. Carpet.

Garden

The garden ground has been landscaped for easy maintenance with paths round the property. Borders have a range of mature shrubs to provide all year round colour. There is a small pond to the side of the property and off road parking. There is also a timber shed with lighting and power and a summer house.

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.'

Disclaimer

These particulars were prepared on the 12th October 2016 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.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:38

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band D



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.