



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

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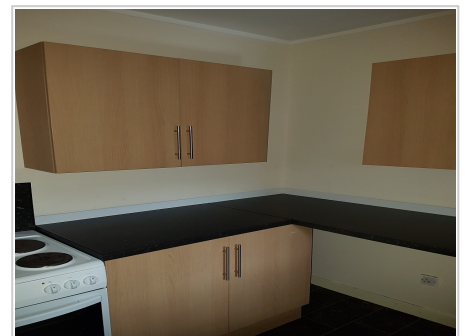
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Minnigaff,
Newton Stewart,
Dumfries And Galloway.
DG8 6AN

£75,000



- Double Glazing Throughout
- New Electric Heating System
- Quiet Residential Development



Ref: PRA10060

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 property which is of stone construction under a slate roof, may be suitable for an ideal home for either FIRST TIME BUYER, BUY TO LET INVESTOR or HOLIDAY HOME. The property benefits from a new electric heating system and double glazing throughout.

Accommodation

Entrance Vestibule

With UPVC half glazed outer door. Night store radiator. Under stairs cupboard which houses the electricity meter. Wood effect laminate flooring. Pendant light fitting. Stairs to first floor.

Bathroom (6' 1" x 7' 4") or (1.85m x 2.23m)

With window to side and fitted with suite of bath, wash hand basin and WC. Mixer tap shower fitting. Wall fan heater and shaver light / socket. Pendant light fitting. Vinyl floor covering.



Bedroom 1 (9' 4" Max x 14' 8" Max) or (2.84m Max x 4.48m Max)

With window to side. Built in cupboard with hanging rail. Electric panel heater. Pendant light fitting. Carpet.



Bedroom 2 (7' 9" x 12' 9") or (2.37m x 3.88m)

With window to side. Built in cupboard with hanging rail and shelving. Electric panel heater. Pendant light fitting. Carpet.

Landing

With airing cupboard off and hot water cylinder.



Kitchen (7' 11" x 10' 4") or (2.41m x 3.14m)

With window to front and fitted with range of wall and floor units with worktop over. Single drainer stainless steel sink unit. Washing machine plumbing. Fluorescent strip light. Wood effect laminate flooring.



Lounge (13' 0" x 17' 9") or (3.97m x 5.42m)

With windows to side and rear. Night store radiator. TV aerial and Telephone point. Ceiling light fitting. Carpet.

Garden

There is a communal courtyard.

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 26th April 2019 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

EPC Rating:46

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band C



£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.