



# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

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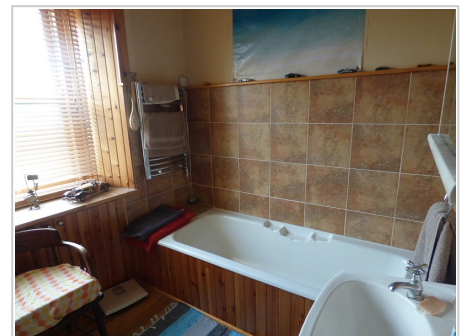
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Queen Street,  
Newton Stewart,  
Dumfries And Galloway.  
DG8 6JL

£68,000



- Town Centre Location



Ref: PRA10064

**REDUCED**

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 is of traditional stone and slate construction and offers good family sized accommodation over two floors. There is a small area of garden ground to the rear which is mainly laid to concrete with a timber shed. There is an allocated parking space for one vehicle to the rear of the garden ground located on Goods Lane.

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## Accommodation

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### Entrance Porch

With solid wooden outer door. Ceiling light fitting. Vinyl flooring.

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### Hallway

With stairs to first floor. Pendant light fitting. Window to rear. Carpet.

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### First Floor Landing

Built in cupboard. Coat hooks. Telephone point. 2 pendant light fittings. Carpet.

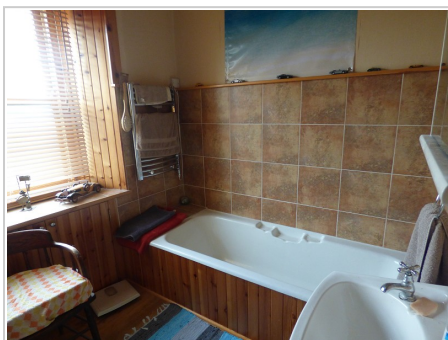
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### Kitchen (11' 10" x 14' 1") or (3.60m x 4.28m)

With window to front and fitted with modern range of wall and floor units with wood effect worktop over and single drainer stainless steel sink unit with mixer tap and splash back. Built-in cupboard housing electricity meters. Night store radiator. Washing machine plumbing. Pendant light fitting and strip light. Vinyl floor covering.

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### Bathroom (7' 0" Max x 11' 7" Max) or (2.14m Max x 3.54m Max)

With window to rear and fitted with suite of bath, wash hand basin and WC. Large shower cubicle with Triton electric shower. Medicine cabinet. Partly tiled walls. Built in cupboard. Extractor fan. Pendent light fitting. Wood effect laminate flooring.

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### Lounge (18' 0" x 15' 9") or (5.49m x 4.81m)

With 2 windows to front and 1 to side. Tiled fireplace with mains connected gas fire. Built in cupboard. 2 night store radiators. Attractive light fitting. TV point. Intercom telephone. Carpet.

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### Bedroom 1 (11' 5" x 11' 5") or (3.48m x 3.48m)

With window to rear. Night store radiator. Carpet.

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## Second Floor Landing

Loft access. Ceiling light fitting. Carpet.

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## Bedroom 2 (11' 9" x 15' 10") or (3.58m x 4.82m)

With skylight window to rear. Electric panel heater. 2 recessed ceiling spotlights. Carpet.

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## Box room (8' 2" x 6' 3") or (2.50m x 1.90m)

With skylight window to front. Ceiling light fitting.

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## Bedroom 3 (11' 4" Max x 15' 10" Max) or (3.46m Max x 4.82m Max)

With skylight window to rear. Electric panel heater. 2 recessed ceiling spotlights. Carpet.

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## Garden

There is a small enclosed area of garden ground to the rear which is mainly laid in concrete with timber shed. There is also an allocated car parking space to the rear of the garden ground located on Goods Lane.

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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 26th September 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.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:10

## Tenure

We are informed that the tenure is Not Specified

## Council Tax

Band C

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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.*