



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

35 Buccleuch Street, DG1 2AB

E: dfs@gmthomson.co.uk

T: 01387 731 931

F: 01387 257 266

25 Caulstran Road,
Dumfries.
DG2 9FJ

£190,000



- SPACIOUS DETACHED VILLA SITUATED WITHIN POPULAR BARNHILL AREA OF DUMFRIES
- FOUR BEDROOMS (MASTER WITH EN-SUITE SHOWER ROOM), FAMILY BATHROOM
- GARAGE, DRIVEWAY/OFF-STREET PARKING AREA, WELL MAINTAINED FRONT & REAR GARDENS
- GAS CENTRAL HEATING & DOUBLE-GLAZING THROUGHOUT
- THE HOME REPORT IS AVAILABLE FROM [ONESURVEY.ORG](https://www.onesurvey.org)

Ref: PRA10125

Viewing Instructions: Strictly By Appointment Only

Regulated by RICS



OFFICE AT DUMFRIES 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 welcome the market this detached villa which presents an ideal family home. Located in the popular residential area of Barnhill, to the west of Dumfries town centre, the accommodation comprises briefly an Entrance Hall, Living Room, Dining Room, WC/Cloakroom, Kitchen with dining area and Utility Room to the Ground Floor, with four Bedrooms (the Master with En-Suite Shower Room) and Bathroom to the First Floor, all benefiting from having gas central heating and double glazing. The property boasts a Garage, large driveway/off-street parking and gardens to the front and rear. Further interior photographs will be made available as soon as they are available.

Accommodation

Hallway (16' 2" x 6' 3") or (4.93m x 1.91m)

Stairs to first floor. Radiator. Telephone socket and 2 power points.

Cloak Room

With WC and wash hand basin. Radiator and extractor fan.

Dining Room (10' 10" x 8' 5") or (3.30m x 2.56m)

Glazed door. Radiator. 6 power points.

Living Room (16' 7" x 10' 10") or (5.06m x 3.30m)

Gas fire set in marbled fireplace and surround. Satellite TV cables and 8 power points. Sliding UPVC door to garden.

Kitchen (12' 0" x 9' 0") or (3.67m x 2.74m)

L shaped 3.67m x 2.74m and 2.74m x 1.88m. Modern range of floor and wall units incorporating an electric double oven, gas hob with extractor hood over, 1½ stainless steel sink and drainer, dishwasher and fridge / freezer. power points. Storage cupboard housing the electric meter and fusebox. Sliding door to Conservatory.

Utility Room (5' 11" x 5' 1") or (1.80m x 1.55m)

Single stainless sink and drainer and worktop with cupboard under and plumbing for a washing machine. Door to garden. Radiator and 3 power points.

Conservatory (9' 11" x 9' 3") or (3.02m x 2.83m)

Electric convector heater. 4 power points. Side door to garden. Tile floor.

Master Bedroom and En-Suite (12' 4" x 11' 4") or (3.77m x 3.45m)

3.77m x 3.45m. Built in wardrobes with hanging rail and shelves. Radiator. 6 power points. Telephone point.

En Suite (5' 5" x 6' 3") or (1.65m x 1.90m)

Fully tiled room with shower cubicle and thermostatic shower, WC and wash hand basin. Ladder style radiator. Extractor fan and shaver point.

Bedroom 2 (12' 4" x 7' 5") or (3.75m x 2.26m)

L shaped 3.75m x 2.26m and 1.85m x 0.70m. 6 power points and telephone point. Radiator.

Bathroom (7' 4" x 9' 0") or (2.24m x 2.75m)

Shower cubicle with thermostatic shower, bath, wash hand basin and WC. Ladder style radiator. Shaver point. Carpet.

Bedroom 3 (9' 0" x 8' 9") or (2.75m x 2.66m)

Built in wardrobe with hanging rail and shelving. Radiator and 6 power points. Curtains and carpet.

Bedroom 4 (13' 5" x 8' 5") or (4.09m x 2.57m)

Built in wardrobe with hanging rail and shelf over. Radiator and 6 power points. Curtains and carpet.

Outside

The garage with up and over door is 5.17m x 2.66m. It houses the Glowworm gas fired boiler and has power and light. To the front of the house is a tarmac driveway and lawned garden with gates to the rear garden. Outside tap. The rear garden is mostly laid to lawn with a mature shrub border to the rear.

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 10th July 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. '

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:74

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band F

Directions

From our office proceed down Buccleuch Street and over the bridge, and straight across at the traffic lights. Turn right onto Terregles Street, and follow this road straight across the first mini roundabout and then bear right onto Hardthorn Road at the second mini roundabout at Border Cars. Follow this road over the by-pass and then turn second left onto Caulstran Avenue, at the junction with Caulstran Road the property sits straight across.

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.