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38 Lincluden Road,
Dumfries. DG2 0QB


- Two Bedrooms
- End Terrace
- Double Glazed
- Gas Central Heating
- Freshly Decorated
- Garage
- New Carpets

Ref: PRA10261


Viewing Instructions: Strictly By Appointment Only

## General Description

A freshly decorated 2 bedroom end terrace house in Lincluden. Accommodation comprises of; utility room, kitchen, living room, bathroom and two double bedrooms with good sized garden, garage and parking for 2 cars.
No Pets. br />EPC = D, landlord Reg: 1035268/170/01051 LARN: 18121035

## Accommodation

## Agent Registration Number

18121035

Landlord registration number
1035268/170/01051

## Application

All interested parties must complete an application form before a viewing can be carried out at the property. Please contact the office for an application form. Prospective tenants will be required to complete a tenancy reference form if they remain interested in the property after viewing.


Living Room (13' 4" x 10' 1") or (4.07m x 3.08m)
Family sized living room with large cupboard, newly fitted carpets and freshly painted walls


Kitchen (10' 4" x 6' 5") or (3.15m x 1.95m)
Light kitchen with fitted cupboards, room for washing machine and freshly painted walls.

Utility Room (3' 7 " x $2^{\prime} 7$ ") or (1.08m x 0.79 m )
Utility room at rear entrance with 3 large cupboards

Hallway and Stairs



Bedroom 1 (13' 8" x 10' 5") or ( $4.16 \mathrm{~m} \times 3.17 \mathrm{~m}$ )
Double bedroom with newly fitted carpets freshly painted walls and a double wardrobe built in.


Bedroom 2 ( $11^{\prime} 7^{\prime \prime} \times 10^{\prime} 3^{\prime \prime}$ ) or ( $3.54 \mathrm{~m} \times 3.13 \mathrm{~m}$ )
Double bedroom with freshly painted walls and a single cupboard built in

## Services

Mains electricity, mains water, mains gas, mains drainage
EPC Rating:64
Council Tax
Band Not Specified

## Directions

From our Dumfries office: Head south-west on Buccleuch St/A780 towards Charlotte St, Turn right onto Glasgow St/A76, At the roundabout, take the 2nd exit and stay on Glasgow St/A76, Go through 1 roundabout, At the roundabout, take the 3rd exit onto Glasgow Rd/A76, Kilmarnock A76, At the roundabout, take the 3rd exit, Turn right onto Criffel Rd, Turn left onto Priory Ave, Turn right onto Lincluden Rd, Destination will be on the left.


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.

