



# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

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7A Terregles Street,  
Dumfries,  
DG2 9AA

£65,000



- First floor maisonette
- Double glazed throughout
- Two double bedrooms
- Private garden to rear
- 
- Excellent buy to let investment



Ref: PRA10385

Viewing Instructions: Strictly By Appointment Only

**REDUCED**

Regulated by RICS

OFFICES AT DUMFRIES AND NEWTON STEWART

PARTNERS:

SJ ALLEN BSc MRICS JAW McMILLAN BSc MRICS



## General Description

**\*RECENTLY REDUCED\***

A spacious 2 bedroom maisonette flat located within easy reach of Dumfries town centre and local facilities and supermarkets.

The property benefits from electric heating and double glazing throughout. Accommodation comprises of entrance landing, kitchen, bathroom, living room, two double bedrooms and garden to the rear.

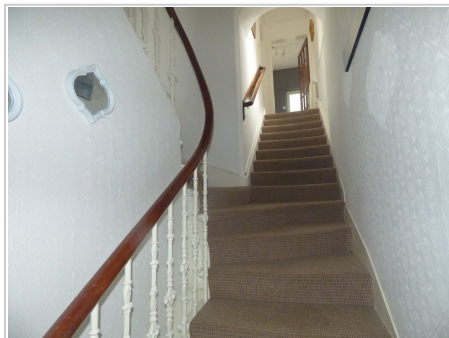
This property would be ideal for a first time buyer or as a buy to let property.

EPC = G

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## Accommodation

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### Hallway and Stairs

Entering into the property into the hallway and stairs which leads on to the accommodation. You will also find the electricity meter cupboard. Stairs to first and second floor which splits at the mid point. Landing with night storage heater and telephone socket.



### Living Room (19' 2" x 13' 1") or (5.85m x 4.0m)

Large living area with ample window providing natural light. There is also a fire place, carpet and Artexed ceiling.



### Kitchen (14' 8" x 9' 5") or (4.47m x 2.86m)

Large and spacious kitchen with ample storage and access to rear garden.



### Bathroom (7' 6" x 5' 10") or (2.28m x 1.77m)

Bathroom contains bath, separate shower cubicle with electric shower, a large frosted glazed window to the side, W.C. and wash hand basin.

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### Bedroom 1 (10' 0" x 11' 4") or (3.05m x 3.45m)

The first double bedroom benefits from large window to the rear of the property, a built in cupboard, central ceiling light and is carpeted.

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### Bedroom 2 (18' 5" x 11' 3") or (5.61m x 3.42m)

Attic bedroom with bay window looking onto street and a window to rear. Room benefits from chests of drawers as well as a folding table and double bed with mattress

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### Garden

To the rear of the property is an uncultivated garden area with gravel path at edge, and which is accessed by way of a staircase from the first floor kitchen door.

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## Viewing

All interested parties wishing to view this property must complete and return our covid-19 declaration forms which allow us to comply with the current Scottish Government guidance.

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## Home Report

The home report is available upon request from our Dumfries office or [www.packdetails.com](http://www.packdetails.com) Reference: HP647521  
Postcode: DG2 9AA

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## Disclaimer

These particulars were prepared on the 12th November 2020 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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## 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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## Closing Date

It is possible that a Closing Date may be set for the receipt of offers and all interested parties are urged to indicate their interest to the selling agents via a solicitor so that they may be informed should a Closing Date be set. It should however be pointed out that the seller reserves the right to sell the property without the setting of a Closing Date.

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## Services

Mains electricity, mains water, mains drainage

EPC Rating:13

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band C

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## Directions

From our office proceed down Buccleuch Street and over the bridge, and straight across at the traffic lights. Terregles Street is the first road on the right, and 7a is situated in the first terrace on the left hand side of the road. There is no parking at the front of the property.

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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.*