



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

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Cottage 1 ,
Craighlaw Mains Farm ,
Kirkcowan ,
Newton Stewart,
Dumfries And Galloway.
DG8 0DQ

£550 Monthly *



- Rural Location
- Oil Central heating
- Family size kitchen
- Beautiful views



Ref: PRA10734

Viewing Instructions: Strictly By Appointment Only

General Description

We welcome to the rental market this 2 bedroom cottage, set in the beautiful countryside of Kirkcowan on the outskirts of Newton Stewart. This cottage is set within a farm location and benefits from views from all aspects, with 2 double bedrooms, living room, kitchen and bathroom. Pets are at landlords discretion. Landlord registration 46031/170/26370 LARN: 1812035 available from January 2024.

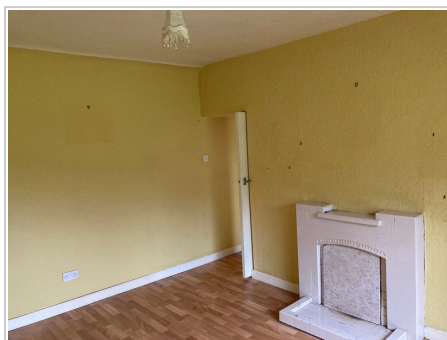
Accommodation

Porch

Wooden glazed outer door, vinyl flooring, pendant light fitting, single power point, phone socket.

Hallway

Large built in cupboard with shelves, radiator and single power point. Radiator, pendant light fitting and vinyl flooring.



Living Room

Window overlooking the front, radiator, TV aerial socket, One single and two double power points, pendant light fitting and Vinyl flooring.



Kitchen

Fitted with range of wall and base units with worktops over. Single drainer stainless steel sink unit with mixer tap. Pendant light fitting. 3 double and one single power points. Vinyl floor. Window to front. Curtains. Door to rear garden.

Bathroom

With window to rear and fitted with suite of bath, wash hand basin and WC. Shower over bath with shower curtain. Extractor fan. Wall mounted fan heater. Pendant light fitting. Vinyl floor.



Bedroom 1

With window to front. Radiator. One double and one single power point. Pendant light fitting. Vinyl floor. Curtains. Phone socket.



Bedroom 2

Window to side. One double and one single power points. Radiator. Pendant light. Vinyl floor. Curtains. WC off with extractor fan and pendant light.

Garden

There is parking to the front and side of the house. There is a small garden to the rear and shared open space at the front.

Services

Mains electricity, mains water

Council Tax

Band Not Specified



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.