



# 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

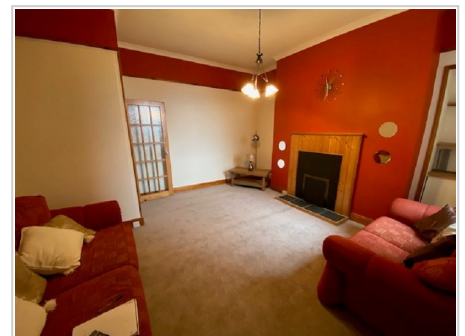
F: 01387 257 266

Church Street,  
Dumfries,  
Dumfries And Galloway.  
DG2 7AZ

£52,000



- Close To Town Centre
- Double Glazed
- Chain Free
- Communal Garden



Ref: PRA10768

Viewing Instructions: Strictly By Appointment Only

Regulated by RICS

OFFICES AT DUMFRIES AND NEWTON STEWART

PARTNERS:

SJ ALLEN BSc MRICS JAW McMILLAN BSc MRICS



## General Description

We are delighted to bring to the market this spacious one bedroom first floor flat. Situated in a traditional sandstone terrace of six in a block flats in a popular residential area just a short walk from the town centre and local amenities. The property boasts of double glazing, generous sized bright rooms, fitted carpet throughout and access to a communal garden to the rear. The property is perfect for a first time buyer or an investment. EPC- D

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## Accommodation

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### Living Room (14' 1" x 13' 4") or (4.28m x 4.06m)

The living room has a slate fireplace feature, telephone point, TV and satellite TV point, power points, radiator and doorway to the kitchen.

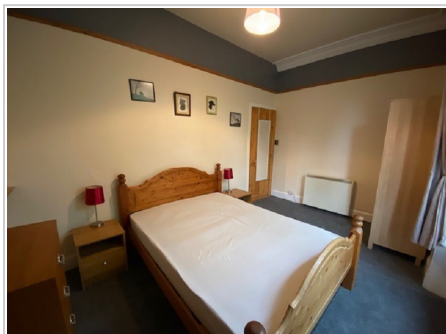
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### Bathroom (10' 5" x 4' 2") or (3.18m x 1.26m)

The bathroom has a bath with electric shower over and shower screen. Pedestal wash hand basin, WC and newly fitted vinyl flooring.

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### Bedroom 1 (13' 5" x 9' 5") or (4.08m x 2.87m)

The bedroom is to the front of the property with a large double glazed window, radiator, power points and newly fitted carpet.

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### Kitchen (9' 10" x 6' 9") or (3.0m x 2.05m)

It has a double glazed window to rear over looking the communal gardens, fitted kitchen with base, wall and drawer units, ample work surfaces over a stainless steel sink.

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## Disclaimer

These particulars were prepared on 5th October 2023 and have been carefully compiled and are believed to be correct. Photographs were taken on 5th October 2023. Any error or omission however shall not annul the sale nor in an event give grounds for action at Law. Where dimensions are shown, there are approximate only.

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## Anti Money Laundering Regulation

The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also any purchaser 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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## Plans

The plans attached to these particulars are based on Ordnance survey data and are for reference only. Purchaser (s) will have deemed to have satisfied themselves as to the extent to of the property

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## Offers

Offers for the property as a whole or in part if appropriate, should be submitted in Scottish Legal Form to G M Thomson & Company, 35 Buccleuch Street, Dumfries DG1 2AB. Those parties wishing to be informed of a Closing Date for offers should notify the Selling Agents of their interest as soon as possible to ensure that they are contacted. The Vendors and Sole Selling Agent reserve their right to alter or divide the property or withdraw or exclude any of the property at any time. The Vendors and the Selling Agents do however reserve the right to sell privately without setting any closing date and do not bind themselves to accept the highest or any offer. The successful purchaser will be asked to provide proof of identity to the Selling Agent for which a photographic Driving Licence and utility bill or bank statement showing home address would be sufficient.

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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 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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## Viewing

Viewing is strictly by appointment with G M Thomson & co

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## Services

Mains electricity, mains water, mains drainage

EPC Rating:56

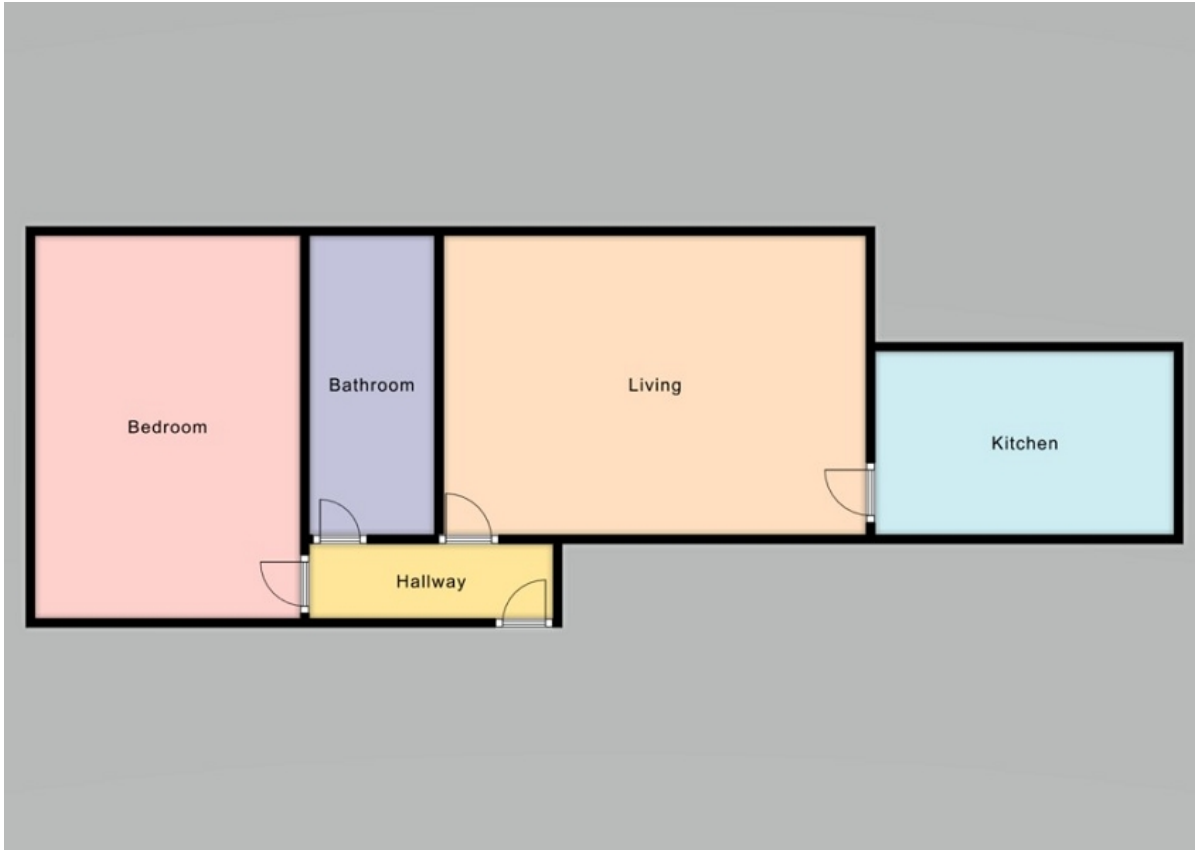
## Tenure

We are informed that the tenure is Not Specified

## Council Tax

Band B

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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.*