



# 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

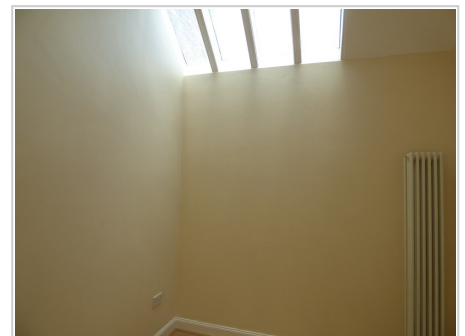
F: 01387 257 266

Queensberry Street,  
Dumfries,  
Dumfries And Galloway.  
DG1 1BG

£625 Monthly \*



- 2 Bedroom
- Maisonette
- Skylight
- Part furnished
- Double glazed



Ref: PRA10095

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 rental market this spacious part furnished 2 bedroom maisonette flat situated on Queensbury Street. The property is partially furnished, boasting skylights and floor to ceiling double glazed windows. No pets.

LARN 1812035 EPC = D Landlord reg 95947/170/2111

---

## Accommodation

---



### Hallway (26' 5" x 2' 7") or (8.06m x 0.78m)

Bright long hallway decked in wooden flooring and boasting skylights with neutral decoration

---



### Open plan kitchen and dining area (32' 5" x 19' 3") or (9.88m x 5.86m)

Open plan living, dining and kitchen area boasting floor to ceiling windows overlooking the street below, 2 medium radiators and 11 double electrical sockets. Part furnished with couches and a dining table seating 6 and the newly fitted integrated kitchen boasting stainless steel units and a double sink

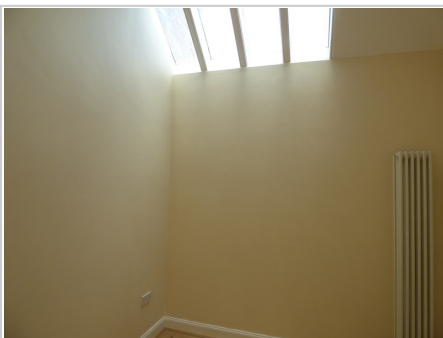
---



### Bedroom 1 (9' 10" x 8' 6") or (3.0m x 2.60m)

A large airy bedroom over looking Queensberry Street, with floor to ceiling windows, spotlighting, radiator and carpeted.

---



### Bedroom 2 (14' 4" x 10' 2") or (4.36m x 3.10m)

A comfortable double bedroom with sky lights, radiator and laminate flooring.

---



### Toilet (5' 11" x 4' 7") or (1.81m x 1.39m)

Airy W/C boasting 2 skylights and hand wash basin and toilet unit

---



### Shower Room (9' 3" x 6' 11") or (2.83m x 2.12m)

Large master bathroom boasting skylights to light the airy space as well as under sink in cupboards and shelving on opposite wall, with a walk in shower, WC and wash hand basin.

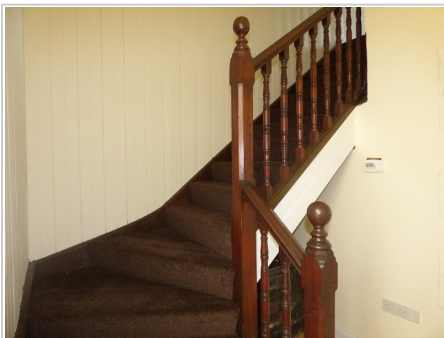
---



### Dressing Room (10' 4" x 7' 9") or (3.14m x 2.37m)

Spacious walk in dressing room boasting built in wardrobes and drawers with ample floor space which leads through to main bathroom.

---



### Hallway and Stairs

Accompanied by the deep mahogany wooden banister the carpeted stairs lead up to the upper floor to the master bathroom and bedroom.

---

## 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.

---

## Landlord registration number

959547/170/2111

---

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:67

---



# Council Tax

Band Not Specified

## Directions

From our Dumfries Office: Head north-east on Buccleuch St/A780 towards Irish St/A780 turns left and becomes Church Cres/A780 Continue to follow A780 Turn right onto Loreburn St/A780 Turn right onto Three Crowns Ct Destination will be on the right



*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.*