



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

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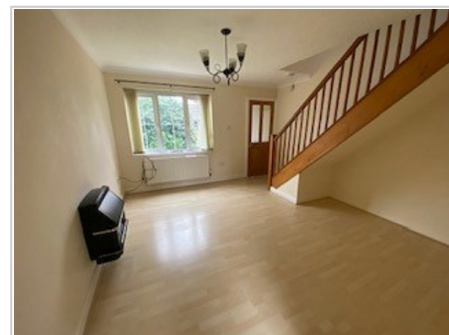
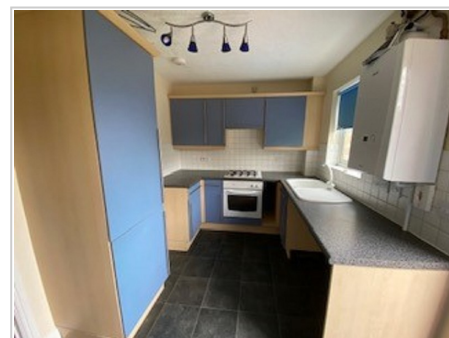
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3 Ash Grove,
Heathhall,
Dumfries,
Dumfries And Galloway.
DG1 3TG

£640 Monthly *



- Rear Garden
- Driveway
- Electric Fireplace
- Double Glazing
- Gas Central Heating



Ref: PRA10108

Viewing Instructions: Strictly By Appointment Only

General Description

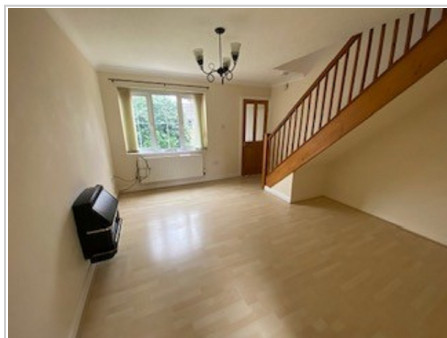
Entry from early March 2025

We welcome to the market this 2 bedroom semi-detached house in the sought after residential area in Heathhall. The property boasts a peaceful garden, 2 bedrooms, living area bathroom and driveway big enough for two cars. The property benefits from gas central heating, double glazing and an electric fireplace. No pets. EPC = C LARN: 1812035 Landlord Reg: 61430/170/02080

Accommodation

Entrance Porch (3' 10" x 3' 2") or (1.18m x 0.97m)

Black and white tiles flooring, cupboard housing electricity meter, wall board with 6 hooks, single pendant lighting fixture.



Living Room (13' 5" x 12' 0") or (4.10m x 3.65m)

Wooden effect laminate flooring, 4 double electric sockets and TV aerial. Wall mounted electric fireplace, triple pendant lighting fixture, double glazed windows and large radiator



Kitchen (12' 3" x 8' 11") or (3.73m x 2.73m)

Black tiles effect vinyl, wall mounted cabinets and cupboards in a horseshoe formation. with half tile splash back and black granite effect work top. Medium radiator



Bathroom (6' 3" x 5' 11") or (1.91m x 1.81m)

Mosaic tile effect vinyl with white bath, toilet and hand basin suite. Over head shower and glass screen.



Bedroom 1 (12' 4" x 9' 1") or (3.77m x 2.77m)

Carpeted room with built in cupboards, two double windows, medium radiator and 3 double electrical sockets



Bedroom 2 (9' 3" x 6' 1") or (2.81m x 1.85m)

Carpeted room with 2 double electrical sockets and a medium radiator and a double window.



Rear Garden

Lawn area with raised decking and separate garden shed

Agent Registration Number

LARN 1812035

Landlord registration number

61430/170/02080

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.

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:67

Council Tax

Band C

Directions

From Dumfries take the A701 Edinburgh road, go straight across the bypass and at the roundabout in Heathhall turn right onto Tinwald Downs Road. Take the first turning on the left after the traffic lights, Downs Way, and follow this to the roundabout. Turn right onto Astor Drive and continue along this to the roundabout. Turn right on to Twiname Way and follow this road, turning right on to Bell Court. Proceed along this road, which becomes Ash Grove and No. 3 is the second property on the left hand side after the sharp left hand bend.



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.