



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

Mochrum,
Port William ,
Newton Stewart.
DG8 9LU

£825 Monthly *



- Detached House
- Good Sized Area of Garden Ground
- Oil Fired Central Heating
- Quiet Rural Location



Ref: PRA10210

Viewing Instructions: Strictly By Appointment Only



Regulated by RICS

OFFICES AT DUMFRIES AND NEWTON STEWART

PARTNERS:

JAW McMILLAN BSc MRICS L McMILLAN



General Description

Detached three bedroom house occupying an attractive area of garden ground to the edge of the village with open rural views to the surrounding area. br />

The property benefits from three spacious bedrooms one with ensuite, large family bathroom, two front rooms, dining room, utility, fitted kitchen and a full oil fired central heating system.

Situated on the outskirts of the quiet coastal village of Mochrum know for its rich history and natural beauty, the property is only a 5 minute drive from the fishing village Port William which provides access to supermarkets, a post office and Port William Primary School. Furthermore, the property is only a 30 minute drive from both Newton Stewart and Stranraer which offer larger chain supermarkets, local shops and access to Cairnryan Ferry Port.

EPC = F.

Landlord Registration Number: 141725/170/05360.

LARN: 1812035.

Accommodation

Entrance Vestibule

With outer door. Ceiling light. Tiled floor.

Hallway

With under stairs cupboard. Central heating radiator. Carpet.



Living Room (14' 1" x 12' 3") or (4.28m x 3.74m)

With window to front. Open fireplace. Central heating radiator. Built in cupboard. BT point. 8 power points. Pendent light fitting. Carpet.

Sitting room (13' 2" x 11' 5") or (4.02m x 3.48m)

With window to front. Open fireplace. Central heating radiator. Built in cupboard. 8 power points. Pendent light fitting. Carpet.



Kitchen (12' 7" x 8' 7") or (3.83m x 2.61m)

With window to rear. Fitted with a range of wall and floor units with worktop over. Sink and drainer unit. Space for electric cooker. Central heating radiator. 10 power points. Ceiling lights.



Dining Room (12' 10" x 7' 9") or (3.91m x 2.37m)

With window to rear. Open fireplace. Central heating radiator. 6 power points. Pendant light fitting. Carpet.

Utility Room (7' 7" x 9' 8") or (2.30m x 2.95m)

With window to rear. Base units. Sink and drainer unit. Central heating boiler. 4 power points.

Rear Vestibule

With door to outside.

Landing

With window to rear with curtain pole and curtains. 2 power points. Carpet.



Bedroom 1 (13' 4" x 11' 4") or (4.06m x 3.46m)

With window to rear. Wash hand basin. Central heating radiator. 6 power points. Pendant light fitting. Carpet.



Bedroom 2 (13' 0" x 11' 10") or (3.96m x 3.60m)

With window to front. Cast iron fireplace. Central heating radiator. Built in cupboard. 6 power points. Pendant light fitting. Carpet.



En Suite (7' 1" x 5' 3") or (2.15m x 1.60m)

With window to front. Shower cabinet with electric shower, WC and wash hand basin. Central heating radiator.

Bedroom 3 (13' 5" x 8' 10") or (4.08m x 2.70m)

With window to front. Central heating radiator. 6 power points. Pendant light fitting. Carpet.



Bathroom (13' 0" x 8' 4") or (3.96m x 2.55m)

With window to rear. Fitted with suite of bath, wash hand basin and WC. Central heating radiator. Ceiling light fitting. Vinyl floor covering.

Outside

To the front of the property there is an area of lawn. To the side there are flower borders with shrubs. The rear of the property is paved and part gravelled with a patio area.

STONE OUTBUILDING (4.75m x 4.38m)

With slate roof and light and power.

Services

Mains electric and water are connected. It is presumed that mains drainage is in place.

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

141725/170/05360

Agent Registration Number

LARN1812035

Services

EPC Rating:28

Council Tax

Band E



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.