



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

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Laghall Court,
Kingholm Quay,
Dumfries,
Dumfries And Galloway.
DG1 4SY

£500 Monthly *



- One bedroom bungalow
- Popular location
- Private driveway
- Electric central heating
- EPC: E (45)

Ref: PRA10370

Viewing Instructions: Strictly By Appointment Only

General Description

APPLICATIONS CLOSE AT 5PM FRIDAY 10TH APRIL 2026

G M Thomson & Co are pleased to welcome to the rental market this charming mid-terraced one-bedroom bungalow, ideally situated in the popular residential area of Kingholm Quay, Dumfries.

This well-presented property offers comfortable and convenient single-level living, making it an excellent opportunity for individuals or couples seeking a peaceful setting within easy reach of local amenities.

The accommodation comprises an entrance hallway, a bright and welcoming living room, a well-proportioned bedroom, a bathroom, and a fitted kitchen, with the added benefit of a conservatory providing additional living space.

Externally, the property benefits from a private driveway, providing off-street parking.

The monthly rent for this property is £500.00 PCM.

This property represents a fantastic rental opportunity and is not one to be missed. Early viewing is highly recommended.

Please note that further photographs will be added at a later date.

Landlord Registration: 1253373/170/23062

LARN: 1812035

EPC: E (45)

Accommodation



Entrance Hall

Accessed via the front entrance, the welcoming hallway provides access to the main accommodation. It benefits from a pendant light fitting, electric panel heater, and wood-effect laminate flooring, creating a bright and practical entry space.



Bedroom 1

Located to the right of the entrance hallway, this is a generously sized double bedroom. The room features a pendant light fitting, uPVC double glazed window allowing for natural light, an electric panel heater, and wood-effect laminate flooring.



Living Room

Positioned further along the hallway, the living room is a comfortable and inviting space that benefits from multiple light fittings, electric panel heater, and wood-effect laminate flooring. Timber double doors provide direct access to the conservatory, enhancing the indoor-outdoor flow.



Bathroom

Conveniently positioned off the main entrance hallway, the bathroom offers a bright and practical space finished in a clean, modern style. The room features a uPVC double-glazed window providing natural light and ventilation, along with a fitted light unit overhead. A full-size bath with shower over offers flexibility for both quick morning routines and relaxing evenings. The suite includes a WC and wash hand basin, complemented by easy-care laminate flooring—ideal for everyday living.



Kitchen

Situated at the end of the hallway, the kitchen is well-equipped and functional. It comprises wall and base units with marble-effect worktops, an induction hob and oven with extractor hood, and a stainless steel inset sink. Additional features include a ceiling light fitting, a double glazed internal window into the conservatory, a timber door with glazed panel leading through, and double cupboards providing ample storage.



Conservatory

Located to the rear of the property, the conservatory is currently utilised as a dining area, offering a pleasant additional living space with views over the garden. It provides access directly out to the rear garden.



Rear Garden

The rear garden is fully paved for ease of maintenance and is enclosed by timber fencing, providing a private outdoor space ideal for relaxing or entertaining.

Services

Mains electricity, mains water, mains drainage

EPC Rating:45

Council Tax

Band A

Directions

From our office in Buccleuch Street, head down the Whitesands until you reach St. Michaels Bridge Road. Turn right onto St. Michaels Street, and take the third exit on the roundabout for Lindsay Terrace. Follow this road for a mile, and

at the roundabout take the second exit onto Kingholm Loaning. Take the left onto Laghall Court and the property is on your left.

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.