



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

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Keir Mill,
Thornhill,
Dumfries And Galloway.
DG3 4DF

£850 Monthly *



- Detached bungalow
- Two double bedrooms
- Fully furnished
- Large living room with dining area
- Large kitchen
- Quiet village location



Ref: PRA10450

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

A fully furnished and equipped detached cottage in the picturesque hamlet of Keir Mill some 4 miles from Thornhill and 14 miles from Dumfries. Nearby Penpont offers a well-regarded Primary School along with other facilities. The property is pleasantly situated within the hamlet offering well-proportioned accommodation with front and rear gardens. There is oil central heating and off road parking. Pets at the discretion of the Landlord.

LARN 1812035 Landlord Registration 47158/170/24340

EPC = D

Accommodation

Hallway (13' 7" x 3' 10") or (4.15m x 1.18m)

Pine doors off to Living Room, Bedrooms and Bathroom. Loft Access. Carpet. Meters cupboard. Central heating radiator with thermostat control. BT point, pendant light fitting and a single socket.



Living Room (19' 10" x 16' 11") or (6.05m x 5.15m)

Attractive reception room with two sash and case windows to the front and patio doors to the rear going onto the garden. Two central heating radiators with thermostat controls. Pine skirtings. Pendant light fitting. Three double sockets. Furnishings include; fitted carpet, curtains, two sofas, two armchairs, two tables and television. Mains wired smoke detector.



Kitchen/Diner (19' 10" x 10' 0") or (6.04m x 3.06m)

Very large dining sized kitchen with windows to three sides. White fronted kitchen units, containing white goods comprising washing machine, tumble drier, dishwasher, fridge, deep freezer, Whirlpool Cooker, hob and extractor fan. The kitchen is fully equipped with crockery, cutlery and utensils along with a microwave, toaster, bread bin, and kettle. Linoleum flooring. Double central heating radiator with thermostat control. Three double sockets.



Bedroom 1 (12' 5" x 9' 8") or (3.79m x 2.95m)

Sash and case windows to the front and side. Triple, cream-fronted fitted wardrobes providing plentiful hanging and shelving space. Furnishing includes fitted carpet, double bed, two bedside tables and two lamps. Double central heating radiator with thermostat control. Two double sockets. Pendant light fitting.



Bedroom 2 (12' 6" x 9' 2") or (3.80m x 2.80m)

Sash and case window to side. Triple wooden coloured fitted wardrobes. Furnishing includes two single beds, two bedside tables, two lamps and a fitted carpet. Pendant light fitting. Double central heating radiator with thermostat control. Two double sockets.



Bathroom (11' 9" x 5' 9") or (3.58m x 1.76m)

Opaque window to the rear. 3 piece suite comprising panelled bath with shower, close coupled W.C. and pedestal wash-hand basin. Expelair fan. Linoleum flooring. Modern chrome light fitting. Mirror over sink and towel rail. Single central heating radiator.



Garden

Lawned gardens to front and rear. The rear garden has attractive views and contains the garden shed and 1200 litre oil tank. Off road parking to the front. Sky dish.

Landlord registration number

41758/170/24340

Agent Registration Number

1812035

Viewing

Viewing is strictly via appointment only. All interested parties must complete and return our application form and photographic ID. All remaining interested parties must then complete our referencing forms.

Services

Mains electricity, mains water, mains drainage

EPC Rating:55

Council Tax

Band C

Directions

From Dumfries take the A76 north towards Thornhill. Continue through Closeburn and pass Cample Mill Tea Room on the right. Turn sharp left onto B731 after the Camplebridge Riding Stables. At the give way join the A702 towards Penpont. On entering Penpont turn left towards Keir at the Post office/tea room. On entering Keir Mill turn left onto Mortonholm Road. The property can be found on the left hand side set back from the road.



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.