



# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

**Dumfries**

35 Buccleuch Street, DG1 2AB

E: [dfs@gmthomson.co.uk](mailto:dfs@gmthomson.co.uk)

T: 01387 731 931

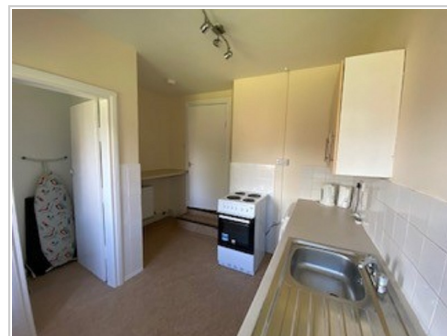
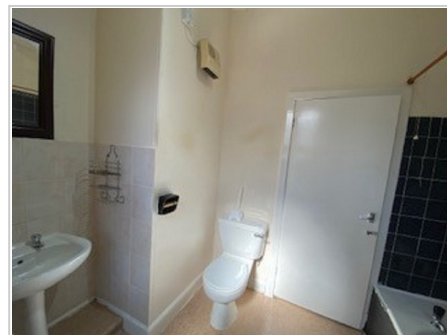
F: 01387 257 266

20B Primrose Street,  
Dumfries,  
Dumfries And Galloway.  
DG2 7AU

£600 Monthly \*



- Central Location
- Gas Central Heating
- Two Double Bedrooms
- Shared Garden
- On Street Parking



Ref: PRA10615

Viewing Instructions: Strictly By Appointment Only

Regulated by RICS

OFFICES AT DUMFRIES AND NEWTON STEWART

PARTNERS:

JAW McMILLAN BSc MRICS L McMILLAN



## General Description

Two double bedroom 1st floor flat, located in a quiet residential area of Dumfries and within easy walking distance of the town centre and amenities. Property has new carpet in the living room and is being painted throughout. There is gas central heating and double glazed windows throughout.

The property is within walking distance of the train station, bus stops and schools making it perfectly situated for a selection of people including professionals, families and retired applicants.

Being located only a stones throw away from the river Nith, there are lots of scenic walks nearby as well as the Robert Burns centre and the Camera Obscura museum.

Pets are at landlords discretion.

EPC- C

Landlord Registration 83524/170/20410 LARN 1812035

---

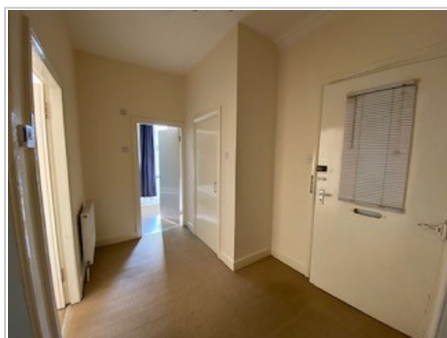
## Accommodation

---

### Stairs to First Floor

The flat is situated on the 1st floor so is accessed via a stairway.

---



### Hallway

The main entrance leads onto a large, spacious hallway with carpet, neutrally painted walls and a pendant light.

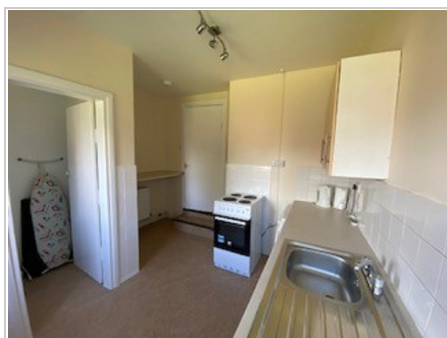
---



### Living Room

The property has a bright living room with an electric fire, carpet, painted walls and a pendant light fitting.

---



### Kitchen

The property boasts a spacious kitchen with a breakfast bar and access to the shared garden. There is vinyl flooring, painted walls and a pendant light fitting.

---



## Bedroom 1

The first bedroom is a bright space with carpet, lemon coloured walls and a pendant light fitting. There are also two windows and an old fireplace.

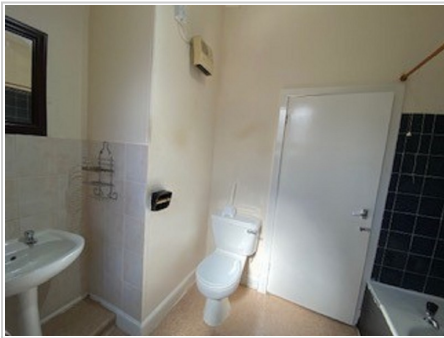
---



## Bedroom 2

The second bedroom is a large space with carpet, lemon coloured walls and a pendant light fitting.

---



## Bathroom

The bathroom in the property has vinyl flooring, partially tiled walls and a pendant light fitting. There is also a WC, bath and wash hand basin present.

---

## Garden

The property boasts a shared garden located at the rear of the property which is well kept.

---

## Services

Mains gas, mains water, mains electricity

EPC Rating:70

## Council Tax

Band Not Specified

---

## Directions

From our Dumfries Office proceed down Buccleuch Street and turn left on to the Whitesands. Continue along this road to the traffic lights at St Michaels Street Bridge and turn right. At the top of the hill turn right at the traffic lights and follow this road. Then turn left on to Primrose Street.

---

*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.*