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Knockmulloch Farmhouse, Borgue, Kirkcudbright DG6 4TZ

£800 Monthly *









- Large garden
- Multi-fuel stove
- Oil central heating
- · Countryside views
- Rural location

Ref: PRA10703

Viewing Instructions: Strictly By Appointment Only











General Description

We are delighted to bring to the rental market this detached farmhouse in a the rural location near to Borgue with south facing open views over the Solway. The property boasts 4 bedrooms, multi-fuel stove, oil central heating and a large garden. The property has two reception rooms and a good sized kitchen as well as a family bathroom. Pets at the landlords discretion.

EPC - F

Landlord Registration - 208681/170/07070, 1498512/170/03112

LARN - 1812035 Deposit: £800

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.

Accommodation



Entrance Vestibule (8' 6" x 6' 9") or (2.60m x 2.07m)

Spacious entrance vestibule with wall mounted hook rails and windows allowing for natural light to fill the space. Vinyl flooring.



Hallway and Stairs (21' 4" x 6' 11") or (6.50m x 2.10m)

Hallway leading to bedrooms and bathroom upstairs. Under stair storage. Fitted carpet.



Kitchen (10' 10" x 13' 3") or (3.30m x 4.03m)

Spacious kitchen with plumbing for washing machines and separate cooker space as well. Plenty of wall sockets and a large window providing plenty of natural light and overview of the surrounding fields.



Living Room (12' 11" x 13' 7") or (3.93m x 4.15m)

Spacious family living room with multi-fuel stove, benefiting from large window allowing for ample natural light and views of the front garden. Fitted carpet.



Sitting room (10' 9" x 13' 1") or (3.27m x 4.0m)

Spacious room with window overlooking the front garden. Fitted carpet.



Dining Room (8' 8" x 13' 7") or (2.64m x 4.14m)

Spacious room with sink and window over looking the yard. Fitted carpet.



Rear Porch / Utility (6' 3" x 8' 10") or (1.90m x 2.70m)

External door to back garden. Window over looking back garden. Vinyl flooring.



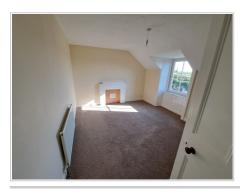
Store Room (6' 1" x 5' 10") or (1.85m x 1.77m)

Door to Rear Porch / Utility. Vinyl flooring.



Bathroom (6' 10" x 6' 9") or (2.08m x 2.06m)

Bathroom with bath, toilet and wash basin. Shower over bath. Velux window.



Bedroom 1 (10' 11" x 13' 5") or (3.34m x 4.10m)

Double bedroom with sink. Part sloped ceiling. Window with views over front garden and surrounding fields. Fitted carpet.



Bedroom 2 (10' 9" x 13' 7") or (3.27m x 4.13m)

Double bedroom with wash basin. Part sloped ceiling. Window with views over front garden and surrounding fields. Fitted carpet.



Bedroom 3 (10' 11" x 13' 5") or (3.32m x 4.10m)

Double bedroom with wash basin and hot water tank. Part sloped ceiling. Window with views over back garden and surrounding fields. Fitted carpet.



Bedroom 4 (10' 10" x 13' 5") or (3.30m x 4.10m)

Double bedroom with wash basin. Part sloped ceiling. Window with views over back garden and surrounding fields. Fitted carpet.



Garden

Large mature garden with great potential, facing towards the Solway. The garden is enclosed by dykes and hedges.

Services

Mains electricity, mains water

EPC Rating:24

Council Tax

Band E

Directions

The property lies 0.7 miles west of Borgue and about 4 miles south west of Kirkcudbright. It is about 4 miles from the A75, Borgue can be reached via the A755 and B727 once in Borgue follow signs for Carrick, turning right off the B727. Follow this road for 0.8 miles. Knockmulloch is on the right hand side sitting back from the road. Follow the track up to the farmhouse.what3words: ///shapeless.amicably.blinks



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.