



# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

35 Buccleuch Street, DG1 2AB

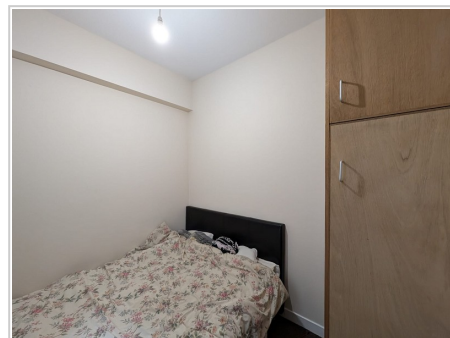
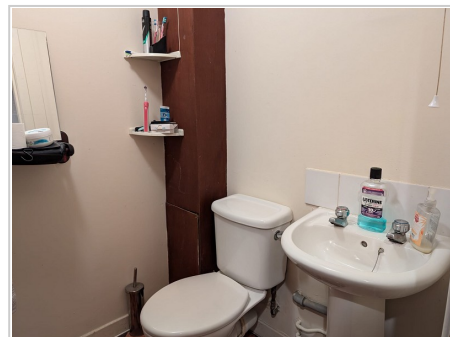
E: [dfs@gmthomson.co.uk](mailto:dfs@gmthomson.co.uk)

T: 01387 731 931

F: 01387 257 266

Flat 2,  
Warwick House,  
Friars Vennel,  
Dumfries,  
Dumfries And Galloway.  
DG1 2RL

£425 Monthly \*



- Town centre location
- Central heating
- Double glazing
- Open plan living kitchen area
- Pets are not permitted at this property

Ref: PRA10715

## Viewing Instructions: Strictly By Appointment Only

### General Description

Situated on one of the oldest streets in Dumfries, the convenient central location of this 1 bedroom flat provides easy access to the amenities of the town centre. Double glazing throughout and central heating is provided from an electric boiler. Pets are not permitted at this property. EPC: G, LARN: 1812035 Landlord registration: 1594413/170/26052

---

### Accommodation

---



#### Living Room

A bright living area facing onto Friars Vennel, open to the kitchen area. Recently redecorated

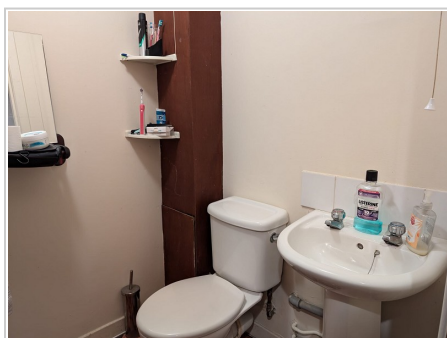
---



#### Kitchen

A compact kitchen area, just off the living room. The appliances are not included in the tenancy.

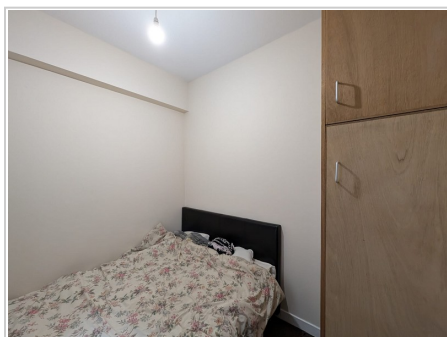
---



#### Shower Room

With shower tray, toilet and sink

---



#### Bedroom 1

A single room with built in storage cupboard. Recently redecorated

---

### Services

Mains electricity, mains water, mains drainage

EPC Rating:37

---

# Council Tax

Band A

---

## Directions

From our office on Buccleuch Street, walk along Irish Street to the junction with Friars Vennel, and turn right. The property is third on the left handside, next to the Treasure Trove.

---

*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.*