



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

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Glenshalloch Road,
Dalbeattie,
Dumfries and Galloway.
DG5 4DB

£600 Monthly *



- Double glazing
- Electric heating
- Spacious rooms
- Garden area
- Good access to amenities



Ref: PRA10723

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

New to the market this well presented mid-terraced property in Dalbeattie. The property features a small garden area front and back, a dual aspect living/dining room and 2 double bedrooms. The landlord has specified that no pets are permitted. EPC: D, Landlord registration: 102210/170/04510 LARN: 1812035

Accommodation



Kitchen

The kitchen is at the rear of the property and features a built in oven with induction hob, stainless steel sink and fitted wall and base units.



Living/Dining Room

A bright room extending the length of the property with a dual aspect. The dining area features a long drop pendant light to make a stylish feature over a dining table.



Bedroom 1

A spacious double bedroom with two built in storage cupboards



Bedroom 2

A second spacious double bedroom with built in storage cupboards.



Bathroom

White three-piece suite with over bath shower.



Rear Garden

Car parking space is available at the rear of the property. There is a concrete storage shed by the rear gate, and posts for a drying area.

Services

Mains electricity, mains water, mains drainage

EPC Rating:58

Council Tax

Band B

Directions

From our office on Buccleuch Street, head west on the A711 to Dalbeattie. Turn left at the traffic lights onto the A710/Port Road. After 500m, turn left onto Port Street, then take the third left onto Glenshalloch Road. The property is 150m along on the left. What3words: ///equal.lilac.homework

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.