

Dumfries 35 Buccleuch Street, DG1 2AB

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# Mouswald, Dumfries, Dumfries And Galloway. DG1 4LY

£1,150 Monthly \*



- Generous size rooms
- · Oil central heating
- Double glazed throughout
- Large Kitchen diner
- Rural location
- Large private garden









#### Ref: PRA10741

Viewing Instructions: Strictly By Appointment Only





Regulated by RICS

OFFICES AT DUMFRIES AND NEWTON STEWART

The Property Ombudsman

BARTNERS: SJ ALLEN BS:: MRICS JAW MCMILLAN BS:: MRICS

### **General Description**

This large four bed farmhouse on the outskirts of Mouswald village is available for rent, the surrounding views at this property are hard to resist.

#### Accommodation

#### Kitchen/Diner

A large family space, with strip and wall lighting, dual aspect double glazed windows, radiators and laminate flooring. The kitchen is fully fitted with a range of wall and base units, one and half sinks, access to the pantry and utility room with an electric oven and hob. The feature fire place is a lovely feature however not in use as a fire.



#### Living Room

A spacious room with a selection of ceiling and wall lights, double glazed windows over looking the surrounding garden, radiator, traditional fire place which is a delight in the winter and carpet.



#### Sitting room

A bright room to the front of the property, pendant light fitting, double glazed window, radiator and carpeted.



### Utility Room

Accessed from the kitchen, with pendant light fitting, double glazed window, storage and laminate look flooring.



#### Bathroom

A large fully equipped bathroom, with lighting, double glazed frosted window, radiator, storage and vinyl flooring. The bathroom is fully fitted with a bath, large shower cubicle, wash hand basin and WC.



# Bedroom 1

A bright airy bedroom with pendant light fitting, double glazed window, walk in wardrobe, radiator and carpet.



# Bedroom 2

A generous room with pendant light fitting, two double glazed windows, radiator and carpeted.



# Bedroom 3

A double bedroom with pendant light fitting, double glazed window, radiator and carpet.



# Bedroom 4

A spacious room with pendant light fitting, dual aspect double glazed windows, radiator and carpet.

# En Suite (Bedroom 2)

This ensuite is ideally located from bedroom two with an enclosed light fitting, shower cubicle, WC and wash hand basin.

Services Mains electricity, mains water EPC Rating:33 Council Tax Band E

### Directions

Leave Dumfries on the A75 heading towards Annan, on the bypass take a left on to B724, the property is approx 4 miles on the B724 on your right hand side.



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 £1,500,001 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.