

Dumfries35 Buccleuch Street, DG I 2AB

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Palmerston Drive, Dumfries, Dumfries And Galloway. DG2 9DP

£220,000









REDUCED

- · Four Bedrooms
- Downstairs W/C
- · Separate Dining Room
- No Onward Chain
- Newly Double Glazed Throughout
- · Close To Schools & Amenities
- Private Enclosed Garden

Ref: PRA10748

Viewing Instructions: Strictly By Appointment Only











General Description

G M Thomson & Co are delighted to welcome the spacious four bedroom Victorian family home to the market, situated in the heart of Dumfries.

Accommodation

Living Room (16' 5" x 15' 5") or (5.0m x 4.70m)

Spacious room with feature bay window and fireplace. Fitted carpet, panelling and three double sockets.



Dining Room (12' 2" x 12' 8") or (3.70m x 3.85m)

Good sized room with fitted carpet, fireplace and a built in shelf unit. Wooden blinds and a serving hatch through to the kitchen.



Hallway and Stairs (9' 9" x 14' 0") or (2.97m x 4.27m)

Large open hallway with built in under stairs cupboard. Carpeted and two single sockets.



Master Bedroom (16' 5" x 15' 5") or (5.0m x 4.70m)

Large bay windows overlooking the Queen of the South football ground, carpeted, fireplace and three double sockets.



Bedroom 2 (13' 1" x 12' 7") or (4.0m x 3.84m)

Large bedroom with fitted carpet, fireplace and two double sockets.



Bedroom 3 (13' 5" x 6' 11") or (4.10m x 2.10m)

Double bedroom with fitted carpet, double glazed window overlooking the garden and two double sockets.

Bathroom (9' 10" x 6' 3") or (3.0m x 1.90m)

Three piece suite with electric shower over the bath, extractor fan and obscured window. Lino flooring and wet wall panels.



Kitchen (8' 11" x 8' 4") or (2.71m x 2.54m)

Fitted wall and base units, 4 ring gas hob with electric oven. Space and pipe work for washing machine, stainless steal sink and draining board. Two large double glazed windows looking out to the garden. Storage cupboard storing the boiler in the hallway leading to the back door.



Bedroom 4 (8' 3" x 6' 11") or (2.51m x 2.10m)

Single bedroom/ study with carpet, radiator and one double socket.

Disclaimer

These particulars were prepared on 24th July 2023 and have been carefully compiled and are believed to be correct. Photographs were taken on 20th July 2023. Any error or omission however shall not annul the sale nor in any event give grounds for action at Law. Where dimensions are shown, these are approximate only.

Anti money laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2027 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

Plans

The plans attached to these particulars are based on Ordnance Survey data and are for reference only. Purchaser(s) will have deemed to have satisfied themselves as to the extent of the property.

Offers

Offers for the property as a whole or in part if appropriate, should be submitted in Scottish Legal Form to G M Thomson & Company, 35 Buccluech Street, Dumfries, DG1 2AB. Those parties wishing to be informed of a Closing Date for offers should notify the Selling Agents of their interest as soon as possible to ensure that they are contacted. The Vendors and Sole Selling Agents reserve the right to alter or divide the property or withdraw or exclude any of the property at any time. The Vendors and the Selling Agents do however reserve the right to sell privately without setting any closing date and do not bind themselves to accept the highest or any offer. The successful purchaser will be asked to provide proof of identity to the Selling Agents for which a photographic Driving Licence and utility bill or bank statement showing home address would be sufficient.

Closing Date

It is possible that a closing date may be set for the receipt of offers and all interested parties are urged to indicate their interest to the Selling Agents via a solicitor so that they may be informed should a closing date be set. It should however be pointed out that the seller reserves the right to sell the property without the setting of a closing date.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:50

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band E













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.