



# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

**Dumfries**

35 Buccleuch Street, DG1 2AB

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Clenrie ,  
Dalry ,  
Castle Douglas,  
Dumfries And Galloway.  
DG7 3XR

£180,000



- Beautiful Location
- Rural setting
- 3 acres of land surrounding the property
- Renovation Project

Ref: PRA10794

## Viewing Instructions: Strictly By Appointment Only

### General Description

We are delighted to market this property and surrounding land for sale, the property extends to 3.48 acres, including the property, garden area and land.

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### Accommodation

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#### Porch (6' 4" x 5' 9") or (1.93m x 1.74m)

Concrete flooring, sink in the external porch.

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#### Living Room (15' 9" x 13' 5") or (4.81m x 4.09m)

Single glazed window, solid fuel stove, radiator and pendant light fitting, flooring is concrete, partially railed with timber.

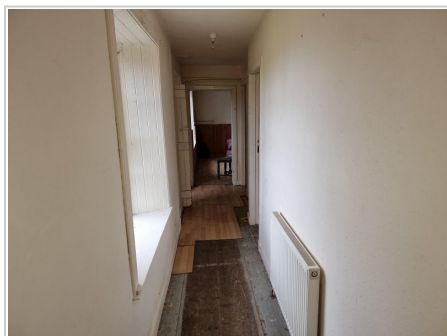
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#### Kitchen (9' 9" x 7' 11") or (2.97m x 2.41m)

Concrete flooring, radiator, sink and solid fuel stove, pendant light, fire and smoke alarm in place.

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#### Hallway (0' 0" x 3' 2") or (0.0m x 0.96m)

Wooden flooring, radiator with single glazed window and storage cupboard.

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#### Bathroom (9' 8" x 6' 5") or (2.94m x 1.95m)

Bath with WC and wash hand basin, Ceiling light and radiator.

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#### Bedroom 1 (16' 2" x 9' 7") or (4.93m x 2.91m)

Wooden floor, radiator, double and single glazed windows, Ceiling light with stove and smoke alarm.

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#### Bedroom 2 (12' 4" x 11' 7") or (3.76m x 3.54m)

Wooden floors, ceiling light, smoke and heat detectors with stove and radiators, double glazed window.

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## Rear Lobby

Concrete flooring, back door, ceiling light and 2 storage cupboards.

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## Disclaimer

These particulars were prepared on 12th December 2023 and have been carefully compiled and are believed to be correct. Photographs were taken 4th December 2023. Any error or omission however shall not annul the sale nor in any event give grounds for action of law. Where dimensions are shown, these are approximate only.

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## Anti Money Laundering Regulation

The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also any purchaser 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.

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## 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.

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## 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 Buccleuch Street, Dumfries DG1 2AB. Those parties wishing to be informed of a Closing Date for offers should notify the Selling Agents of that interest as soon as possible to ensure that they are contacted. The Vendors and the 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 a 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.

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## Closing Date

It is possible 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.

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## Services

## Tenure

We are informed that the tenure is Freehold

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# Council Tax

Band A

## Directions

From Castle Douglas follow A713 North to Ken Bridge, A712 turn left over the bridge. Follow to New Galloway, go through the Village turn right at Kirk Road onto A762, follow for 2.6 miles, continue on Garroch Glen for 3.6 miles to the end of tarmac road, follow onto a hardcore road for 1.1 miles, Clenrie is situated on the left.





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.