



# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

**Dumfries**

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Dawson Court ,  
Newton Stewart Road ,  
Kirkcowan ,  
Newton Stewart,  
Dumfries And Galloway.  
DG8 0HA

£550 Monthly \*



- Double glazed throughout
- End terrace property
- 2 Double bedrooms
- Village location

Ref: PRA10812

## Viewing Instructions: Strictly By Appointment Only

### General Description

We welcome this 2 bed end terrace to the rental market, it is situated in Kirkcowan village just a few miles from Newton Stewart and Wigtown.

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### Accommodation

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### Services

Mains electricity, mains water, mains drainage

EPC Rating:65

### Council Tax

Band C

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### Directions

From Newton Stewart, at the Wigtown Road Junction take the 3rd exit on to the A75 for approx 5.5 miles, turn left onto B735 towards Kirkcowan, the property is situated on your left.

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*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.*