

Dumfries 35 Buccleuch Street, DGI 2AB

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9 Sunnyside, Dalbeattie, DG5 4JA

£650 Monthly *



- · Elevated location over the town of Dalbeattie
- Double glazed throughout
- Gas Central Heating
- Two double bedrooms
- On street parking
- Partially furnished









Ref: PRA10867

Viewing Instructions: Strictly By Appointment Only





OFFICES AT DUMFRIES AND NEWTON STEWART

PARTNERS: SJ ALLEN BS:: MRICS JAW MCMILLAN BS:: MRICS

General Description

GM Thomson & Co are happy to bring to the rental market this well-presented mid-terraced, one and a half storey bungalow is located in the popular town of Dalbeattie. The property offers comfortable accommodation comprising a bright living room, a spacious kitchen/diner, two bedrooms, and a bathroom. Outside, there is a private garden area and on-street parking available.

Ideally suited for a couple or small family, the home is within easy reach of local amenities, schools, and transport links. Early viewing is recommended.

Dalbeattie is known as the Granite Town and this property is a traditional build in the style that sets Dalbeattie apart, the mid terrace house benefits from views across the town and is a short walk to the amenities. The town centre hosts a range of independent shops, cafes and public houses, with a large play park for everyone to enjoy and a local football team who train adjacent to the park. It is a short drive to Castle Douglas, Dumfries or the coast, to enjoy a range of outdoor activities.

LARN 1812035 Landlord registration 535849/170/20122 EPC - E

Accommodation

Living Room

The comfortable living room overlooks the front of the property, with pendant light fitting, double glazed window, radiator, fire and laminate flooring. The rental includes some furniture, with a large sofa, storage units and a television.



Kitchen/Diner

A spacious kitchen diner to the rear of the property, with spotlighting, double glazed window, radiator and laminate flooring. The kitchen hosts a good range of wall and base units, Washing machine, fridge freezer, dish washer with a gas oven and hob.

Hallway and Stairs

The property is entered through a double glazed door into a spacious light hallway with storage under the stairs and access to the kitchen and living room. The hall benefits from pendant light fitting, radiator and laminate flooring. The storage cupboard in the landing is fitted with a tumble dryer.



Bedroom 1

A spacious airy bedroom with a view over Dalbeattie, with a selection of built in storage. Pendant light fitting, double glazed window, two radiators and carpeted.



Bedroom 2

A double bedroom furnished with a wooden double bed frame, pendant light, double glazed window over looking the garden, radiator and carpeted.



Bathroom

A large bathroom with light fitting, double glazed window, radiator and vinyl flooring. The full bathroom suite consists of a shower over the bath, wash hand basin and WC.



Garden

A large garden spread over different levels at the back of the property, the garden is accessed through a staircase which is shared with the neighbouring property. The shed is equipped with a lawnmover and other helpful gardening tools.

Services

Mains water, mains electricity, mains gas, mains drainage

EPC Rating:54

Council Tax

Band B

Directions

When you enter Dalbeattie on the A711 from Dumfries you turn left onto Barhill Road, following this road up the hill for around 1 mile, the property is situated in a row of houses called Sunnyside on your 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.