



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

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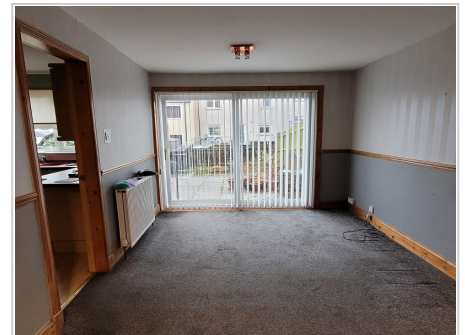
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Lochaber Walk,
Dumfries,
Dumfries And Galloway.
DG2 9QE

£700 Monthly *



- Local to North West Campus
- Good Regular bus service to the area
- Enclosed gardens
- Gas central heating
- Double Glazed throughout



Ref: PRA10872

Viewing Instructions: Strictly By Appointment Only

Regulated by RICS

OFFICES AT DUMFRIES AND NEWTON STEWART

PARTNERS:

SJ ALLEN BSc MRICS JAW McMILLAN BSc MRICS



General Description

We are delighted to welcome this 3 bed property to the rental market, with front and back garden and ample parking close by.

Accommodation

Living Room with Dining Area

A spacious living area double glazed window and patio door to the rear, spot lights towards both ends of the room, two radiators with a feature fireplace and carpeted.



Kitchen

A well equipped kitchen with spotlights, a large double glazed window to the rear, a range of wall and base units, sink with drainer, electric oven and hob. The kitchen is fitted with Laminate flooring.



Bedroom 1

A good sized double bedroom over looking the front of the property with pendant lighting, double glazed window, radiator and laminate flooring.



Bedroom 2

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

Bedroom 3

This cosy bedroom over looks the back garden with pendant light fitting, double glazed window, radiator, storage space and carpet.



Shower Room

The shower room is fully tiled with enclosed light fitting, frosted double glazed window, WC, wash hand basin and shower cubicle and vinyl flooring.

Services

Mains electricity, mains water, mains gas, mains drainage

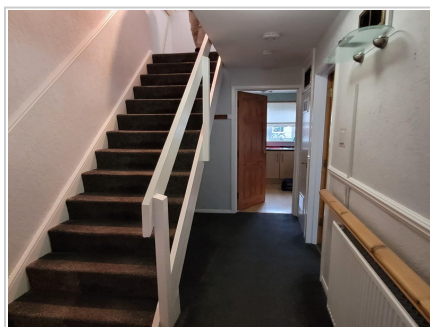
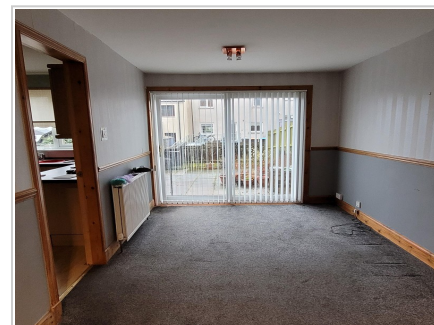
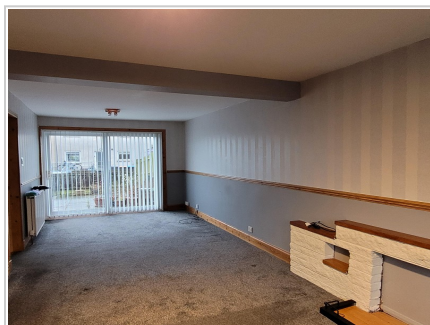
EPC Rating:74

Council Tax

Band B

Directions

Leaving our office you follow over Buccleuch Street Bridge, taking the second right into Terregles Street. across the mini roundabout taking the second exit, second roundabout take the 2nd exit onto Hardthorn road, continue for 1.5 miles. Lochaber Walk is on your right hand side, past the shop.



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.

