



# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

**Dumfries**

35 Buccleuch Street, DG1 2AB

E: [dfs@gmthomson.co.uk](mailto:dfs@gmthomson.co.uk)

T: 01387 731 931

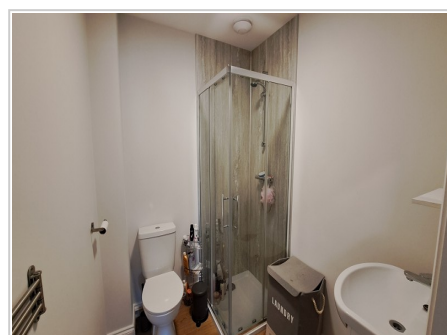
F: 01387 257 266

61 Larchfield Road,  
Dumfries,  
Dumfries And Galloway,  
DG1 4HT

£700 Monthly \*



- Modern built property
- Air-source heat pump
- Under floor heating
- Pets allowed at landlords discretion
- Popular area of Dumfries
- Driveway
- Private garden



**Ref: PRA10876**

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

GM Thomson & Co are pleased to welcome to the market this two bedroom semi-detached bungalow in a popular part of Dumfries.

The accommodation briefly comprises of entrance hallway, spacious open plan living room and kitchen, two bedrooms, shower room and a good sized private garden.

Available for immediate entry, one pet allowed. EPC - B LARN- 1812035 Landlord Registration 537984/170/06022

---

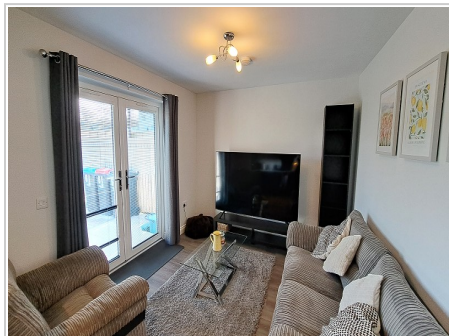
## Accommodation

---

### Entrance Hall

Brightly lit hallway with one down light, controls for under floor heating, one double socket and carpeted.

---



### Living Room

Spacious open-plan living room, one pendant light fitting, uPVC double glazed patio doors leading to back garden. Multiple double sockets, vinyl flooring.

---



### Kitchen

Modern kitchen, four down lights, uPVC double glazed window. Timber base and wall units, with marble effect worktops. Stainless steel sink with mixer tap. Electric four ring hob, cooker and extractor fan. Washing machine and integrated dishwasher. Vinyl flooring.

---



### Bedroom 1

Good sized master bedroom, one pendant light fitting, uPVC double glazed window, two double sockets, under-floor heating and carpeted.

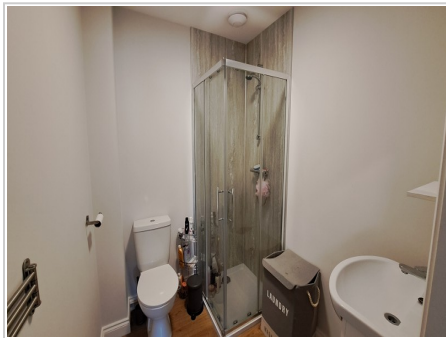
---



### Bedroom 2

Nice sized smaller bedroom, one pendant light fitting, uPVC double glazed window, three double sockets, storage cupboard, under-floor heating and carpeted.

---



## Shower Room

Walk-in enclosed power shower. White suite WC and wash hand basin. Towel rail, mirror, extractor fan, down light and vinyl wood-effect flooring.

---

## Services

Mains electricity, mains water, mains drainage

EPC Rating:84

## Council Tax

Band B

---

## Directions

From our office on Buccleuch Street, head south-west along Buccleuch Street and take a left onto Whitesands. Continue onto Dock head, and take a left onto St. Michaels Bridge Road/A756 and take second right onto Glebe Street, and continue straight onto Aldermanhill Road and then Rosevale Street. Take a first right onto Rosevale Road and first left on Larchfield Road. Follow the road, and the property will be on the left-hand side at the end of the road.



*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.*