



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

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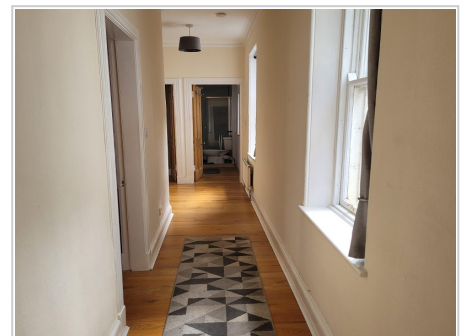
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Newall Terrace,
Dumfries,
Dumfries And Galloway.
DG1 1LN

£700 Monthly *



- Centrally located
- Furnished
- Traditional features within the property
- Gas central heating
- Appliances included



Ref: PRA10921

Viewing Instructions: Strictly By Appointment Only



Regulated by RICS

OFFICES AT DUMFRIES AND NEWTON STEWART

PARTNERS:

JAW McMILLAN BSc MRICS L McMILLAN



General Description

A furnished flat in Dumfries town centre with everything you need just metres away. Set in the traditional area of Newall Terrace this first floor flat encompasses the concept of Town centre living which Dumfries and Galloway council are currently promoting in our region.

Accommodation

Entrance Hall

The property is entered from Newall Terrace, the entrance is shared with one other flat. The flat is situated on the first floor, no storage is available in the shared entrance for bicycles etc.



Living Room (12' 6" x 11' 2") or (3.80m x 3.40m)

A spacious room with a large bay window overlooking the front of the property, pendant lighting, radiator, electric fire and wooden flooring. The room hosts a table, sofa, side table, book shelf and blinds on the bay window.



Kitchen (9' 6" x 5' 7") or (2.90m x 1.70m)

A well equipped kitchen with pendant lighting, window overlooking the front of the property, electric oven and hob, a good range of wall and base units with ample work top space for food preparation. The kitchen also includes a fridge freezer and washing machine with cooking equipment and a range of crockery included, the kitchen floor is laid to wooden flooring.



Bedroom 1 (12' 2" x 11' 10") or (3.70m x 3.60m)

A large double bedroom with a single glazed window, radiator, double bed, a range of built in wardrobes, small table with wooden flooring.



Shower Room (11' 10" x 4' 1") or (3.60m x 1.25m)

The shower room offers a modern, equipped space at the back of the property with obscured window overlooking the back of the property, extractor fan, enclosed lighting, a generous shower cubicle, WC and wash hand basin. The floor is wooden flooring.



Bedroom 2 (16' 5" x 5' 3") or (5.00m x 1.60m)

A bright room with a window overlooking the town, pendant lighting, radiator, single bed with wardrobe, drawers and wooden flooring.

Services

Mains electricity, mains water, mains gas, mains drainage

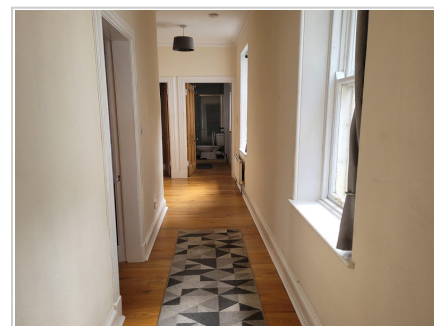
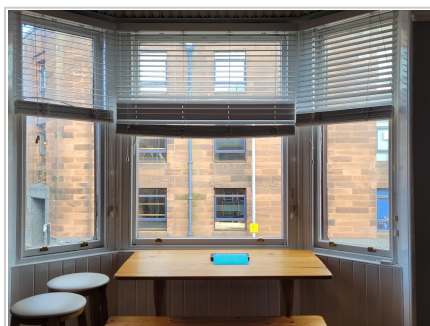
EPC Rating:59

Council Tax

Band B

Directions

From our office walk through Dumfries town centre, towards Dumfries police station, The property is located adjacent to the police station.



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.