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CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

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The Stell, Kirkcudbright, Dumfries And Galloway. DG6 4TH

£700 Monthly *

- A truly unique location
- Air source heat pmup
- Downstairs WC
- Several storage cupboards
- Three bedrooms
- Large tiered garden
- Double glazed throughout

Ref: PRA10941

Viewing Instructions: Strictly By Appointment Only

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ARLA

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OFFICES AT DUMFRIES AND NEWTON STEWART
PARTNERS:
JAW McMILLAN BSc MRICS L McMILLAN

The Property Ombudsman
RICS Regulated by RICS

General Description

This is a rare opportunity to rent a property located in the Stell, situated just a stone's through from Kirkcudbright town centre with the feeling of being in a tranquil riverside location. This end terraced three bed property enjoys ever changing views across Kirkcudbright Harbour.

Accommodation

Living Room (18' 8" x 13' 5") or (5.70m x 4.10m)

A generous living room with space for a dining table so you can enjoy the views over Kirkcudbright harbour. The room benefits from two double glazed windows, two pendant lightings, a multi fuel stove, two radiators and carpet.

Kitchen (12' 6" x 7' 7") or (3.80m x 2.30m)

A galley style kitchen at the rear of the property, with two windows, wall and base units, large pantry style cupboard, sink and drainer. The lino will be replaced before a new tenancy.

Toilet

A handy downstairs toilet, with double glazed window, WC, wash hand basin and lino flooring.

Bedroom 1 (10' 2" x 9' 6") or (3.10m x 2.90m)

A double bedroom over looking the harbour with pendant lighting, double glazed window, radiator, storage cupboard and carpet.

Bedroom 2

A cosy bedroom with pendant lighting fitting, double glazed window over looking the harbour, radiator, storage cupboard and carpet.

Bedroom 3 (7' 10" x 10' 6") or (2.40m x 3.20m)

A single bedroom ideally located in the middle of the bedrooms, ideal for a child's room or a home office. The room hosts a pendant light fitting, double glazed window, radiator, storage cupboard and carpeted.

Bathroom (10' 2" x 8' 6") or (3.10m x 2.58m)

A large family bathroom with double glazed window, enclosed lighting, WC, wash hand basin, bath with shower over, towel rail and lino flooring.

Garden

The property has a small private front garden, driveway to the front for one car, and a large tiered garden to the back. The garden is mostly laid to lawn with borders of mature shrubs and plants, there is an area that would lend itself well to a vegetable patch. There is a large wooden shed for storing garden tools.

Services

Mains electricity

EPC Rating:79

Council Tax

Band Not Specified

Directions

As you leave Kirkcudbroght over the bridge you take the first left turn - sign posted for Borgue, the Stell is just along this road, the property is situated on your right hand side.

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.