



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

35 Buccleuch Street, DG1 2AB

E: dfs@gmthomson.co.uk

T: 01387 731 931

F: 01387 257 266

Glen Rosa Carsphairn
Castle Douglas
Dumfries And Galloway.
DG7 3TQ

Â£0



Ref: PRA10266

Viewing Instructions: Strictly By Appointment Only

Regulated by RICS



OFFICE AT DUMFRIES AND NEWTON STEWART
PARTNERS: DFRE EVANS FRICS DB TELFORD BSc MRICS JR STALKER BSc FRICS ACI Arb
SJ ALLEN BSc MRICS JAW McMILLAN BSc MRICS
CONSULTANTS: WGN GOURLAY FRICS



General Description

Three bedroom unfurnished house with oil heating and double glazing located in Carsphairn

Accommodation

Entrance Porch (3' 8" x 10' 4") or (1.12m x 3.16m)

Enter from street level into an small entrance vestibule with two small windows overlooking the main street in Carsphairn.

Hallway

From the Front porch into an elegant hallway which benefits from tiled flooring, electric panel heating and central ceiling light.

Inner Hall

Benefits from tiled flooring, a handy under stairs cupboard, central light and radiator with TRV.



Living Room (14' 1" Max x 14' 1" Max) or (4.28m Max x 4.28m Max)

Off the hallway is a good-sized living room with feature open fire with timber surround, double glazing and a heater with TRV. This tastefully decorated room is flooded with light due to having window to two walls. Laminate floor and panel wood works details on the walls.



Kitchen (13' 3" x 7' 8") or (4.04m x 2.33m)

Modern fitted kitchen, sink with drainer, tiled flooring, spot light lighting, built in electric oven and hob. Eurocal oil boiler provides the property with oil heating.



Sitting room (11' 7" x 14' 2") or (3.52m x 4.31m)

This cosy sitting room benefits from carpet flooring, double glazing, a beautiful open fire with tile inlay and timber surround.



Shower Room (7' 1" Max x 7' 7" Max) or (2.15m Max x 2.31m Max)

Modern shower room with thermostatic shower, tiled flooring, tan coloured half wall tiled, doubled glazed windows and radiator with TRV.



Bedroom 3 (7' 7" x 11' 5") or (2.32m x 3.48m)

This bedroom is located on the ground floor level of the property and benefits from carpeted flooring, tasteful décor, radiator with TRV and double-glazed windows.



Bathroom 2 (14' 5" x 14' 4") or (4.39m x 4.36m)

Located on the first-floor level of the property. this good-sized double bedroom has carpeted flooring and is decorated beautifully. Storage in the eaves to the rear of the room. Storage in the eaves to the rear of the room.



Bedroom 1 (14' 7" x 12' 5") or (4.44m x 3.78m)

Located on the first-floor level of the property this good-sized double bedroom has carpeted flooring and is decorated beautifully. Storage in the eaves to the rear of the room.



Studio

Outbuilding perfect to use as a home office or workshop. Stone building with electrics wired in.



Garden

Good sized mature garden with areas for sitting relaxing and dinning. Garden shed and wood shed located behind the workshop outbuilding.

Services

EPC Rating:30

Tenure

We are informed that the tenure is

Council Tax

Band Not Specified

Directions

The property is located on the main stretch of Carsphairn.



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 Â£125,000. From Â£125,001 to Â£250,000 - 2% of Purchase Price. From Â£250,001 to Â£925,000 - 5% of Purchase Price. From Â£925,001 to Â£1,500,000 - 10% of Purchase Price. From Â£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.