

35 BUCCLEUCH STREET DUMFRIES DG1 2AB

TEL: 01387 254424 FAX: 01387 257266 EMAIL: dfs@gmthomson.co.uk

www.gmthomson.co.uk

BARBUIE COTTAGE IRONGRAY DUMFRIES DG2 9TY



An unfurnished detached cottage situated in an elevation position with views down the Cairn Valley. The property has been renovated and is partially double glazed, has oil fired central heating to the principal rooms, and is in good decorative order and carpeted. Parking area and garden ground. Initially available for 6 or 12 months with entry from 19th September 2011. Pets at the discretion of the Landlord.

Accommodation:

Porch, Living / Dining Room, Kitchen, Utility Room, Rear Hall, Bathroom, 3 Bedrooms, Shower Room.

Offers of £500.00 per calendar month are invited

DIRECTIONS

From Dumfries take the A76 north towards Thornhill. Turn left on to the B729 signposted Dunscore and Moniaive. Follow this road for about 1½ miles then take the left hand fork signposted Newtonairds and Morrington. Follow this road for about three miles and then take the minor road on the left. Follow this road to the T junction and turn right. Continue along this road for about 1½ miles and the entrance to Barbuie is on the left hand side. Follow the unmade track and the cottage is on the left hand side.

ACCOMMODATION

Double glazed front door leads into:

Porch	2 power points. Door and steps down to:
Living / Dining Room	4.49m x 3.75m. Open fireplace with wooden surround and stone hearth. Radiator. Double glazed windows. 8 power points and TV aerial point. Doors to Utility Room and Rear Hall and open doorway to:
Kitchen	3.09m x 2.09m. Modern fitted floor and wall units and worktop with single stainless steel sink and drainer, and tile splashback. Electric cooker and slimline dishwasher. Under worktop fridge. Cupboard under stairs housing freezer. 8 power points and smoke detector. Double glazed window.
Utility Room	With Worcester oil fired boiler, stainless steel sink and drainer and plumbing for a washing machine. 4 power points.
Rear Hall	With stairs to first floor. Half glazed UPVC door to garden. Radiator. 4 power points and smoke detector. Doors off to:
Bathroom	3.20m x 1.72m. Bath, WC and wash hand basin. Radiator. Electric wall heater. Extractor fan. Double glazed window.
Bedroom 1 / Sitting Room	4.47m x 3.82m. Fyfestone fireplace, surround and alcove with tile hearth. 6 power points and television point. Radiator. Double glazed window.

First Floor

Landing	Large open landing dormer to rear and skylight to front with a number of eaves storage cupboards. The open area is currently utilised as a small office space. Smoke detector and 3 power points. Loft hatch. Doors to
Bedroom 2	4.56m x 4.03m. Coombed ceilings with dormer window. Radiator. 6 power points.
Shower-Room	2.22m x 1.72m. Tiled shower cubicle with thermostatic Mira shower. WC and wash hand basin. Extractor fan. Skylight.
Bedroom 3	4.56m x 3.85m. Non working fireplace. Small cupboard in eaves. Dormer window and combed ceilings. 6 power points. Radiator.

OUTSIDE

To the rear of the property is a gravel parking area and providing access to a side lawned garden. There is a small outbuilding at the end of the property, which is not watertight. 1,135 litre oil tank.

SERVICES

Mains electricity and water. Septic tank drainage.

OUTGOINGS

Barbuie Cottage has been assessed for Council Tax purposes as Band C., the 2011 – 12 annual charge is £1,094.36.

RENTAL

Offers of £500.00 per calendar month are invited.

ENTRY

Entry is available from 19th September 2011.

VIEWING

Viewing is strictly by appointment with the Letting Agents, G M Thomson & Co, 35 Buccleuch Street, Dumfries. Tel: 01387 254424.

CONDITIONS OF LET

The Tenant shall enter into formal Minute of Lease for a Short Assured tenancy which will incorporate inter alia the following terms and conditions:

1. The rent shall be paid monthly in advance and a returnable deposit equivalent to one months rental (£500.00) shall be paid at the commencement of the tenancy.
2. The let shall be for a period of 6 or 12 months initially.
In the event that the Tenant brings the tenancy to an end before the expiry of the period of let the Tenant will be liable for the full rent until the property is relet, and for the cost of reletting.
3. The Landlord shall be responsible for keeping the property wind and water tight and external repairs and decoration.

The Tenant shall be responsible for internal repairs and decoration, fair wear and tear excepted, but no decoration can be undertaken without first seeking the consent of the Landlord.
4. The Tenant shall be responsible for making good all damages and breakages arising during the course of the tenancy.
5. The Tenant shall be responsible for the payment of Council Tax.
6. The Tenant shall keep the garden and driveway tidy and free of weeds.
7. The Tenant shall be responsible for the payment of all utility charges incurred during the tenancy.
8. Pets will only be permitted at the discretion of the Landlord, please note that the garden is not fully enclosed.

9. The Tenants shall advise the Landlords immediately of any repairs required.
10. The Landlord shall insure the property and the contents so far as belonging to him. The Tenant shall be responsible for the insurance of his own possessions.
11. The Tenant shall flit and remove himself, his family, goods, gear and chattels forth and from the subjects at the termination of the tenancy howsoever terminated without process of law.
12. At the commencement of the tenancy the Tenant shall take over at cost a full tank of oil and at the termination of the tenancy shall fill the oil tank and be reimbursed at cost for a full tank. The approximate cost is £680.00 based on 57 pence / litre.

APPLICATIONS FOR THE TENANCY

Interested parties are asked to complete the attached application form and forward it to the Letting Agents, G M Thomson & Co, 35 Buccleuch Street, Dumfries before a viewing appointment will be arranged. After any viewing it is requested that you reconfirm your interest in the property with the Letting Agents.

A credit reference will be required from all parties who remain interested in a property after viewing. The prospective tenant will be required to pay for this service (£17.94) and complete the credit reference agency's standard application form which is available from the Letting Agent's office. We would indicate that this is a strictly confidential service.

PARTICULARS

These particulars were prepared on 4th August 2011, and have been carefully compiled and are believed to be correct. Any error or omission however shall not annul the let nor in any event give grounds for action at law.

MESSRS. G M THOMSON & CO for themselves and for the lessors of this property give notice that:

1. The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute, nor constitute part of an offer or contract.
2. All descriptions, dimensions, area, photographs and reference to condition, necessary permissions for use and occupation, and other details, are given without responsibility and any intending lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Where dimensions are shown these are approximate only.
3. No person in the employment of Messrs G M Thomson & Co has any authority to make or give any representations or warranty whatever in relation to these properties.

APPLICATION FORM FOR:**Barbuie Cottage, Irongray, Dumfries DG2 9TY****PERSONAL DETAILS OF ALL ADULTS WHO WILL RESIDE AT PROPERTY:****TITLE FIRST NAME MIDDLE NAME SURNAME****TITLE FIRST NAMES MIDDLE NAME SURNAME****FULL POSTAL ADDRESS****FULL POSTAL ADDRESS****POSTCODE****POSTCODE****TELEPHONE NO: (Home)****TELEPHONE NO: (Home)****(Work / mobile)****(Work / mobile)****MARITAL STATUS:**Single / Married / Widowed / Divorced /
Separated / Living with Partner**MARITAL STATUS:**Single / Married / Widowed / Divorced /
Separated / Living with Partner**ARE YOU A SMOKER: Yes / No****ARE YOU A SMOKER: Yes / No****NUMBER OF DEPENDANT CHILDREN:****NUMBER OF DEPENDANT CHILDREN:****AGES OF CHILDREN:****AGES OF CHILDREN:****PETS - PLEASE STATE TYPE, BREED AND NUMBER:****PETS - PLEASE STATE TYPE, BREED AND NUMBER:****ARE YOU A:**House owner / Tenant: Council / Tenant: Hous Assoc /
Tenant: private / Living with Parents / Other - please state**ARE YOU A:**House owner / Tenant: Council / Tenant: Hous Assoc /
Tenant: private / Living with Parents / Other - please state**REASON FOR MOVING:****REASON FOR MOVING:****WHO WILL BE RESPONSIBLE FOR RENTAL PAYMENTS:****WHO WILL BE RESPONSIBLE FOR RENTAL PAYMENTS:****DATE ENTRY REQUIRED TO THIS PROPERTY:****DATE ENTRY REQUIRED TO THIS PROPERTY:****EMPLOYMENT DETAILS OF ALL APPLICANTS:****OCCUPATION:****OCCUPATION:****CURRENT EMPLOYERS NAME:****CURRENT EMPLOYERS NAME:****FULL POSTAL ADDRESS:****FULL POSTAL ADDRESS:****DATE EMPLOYMENT COMMENCED:****DATE EMPLOYMENT COMMENCED:****IF RELOCATING PLEASE PROVIDE NEW JOB &
EMPLOYERS DETAILS:****IF RELOCATING PLEASE PROVIDE NEW JOB & EMPLOYERS
DETAILS:****FULL POSTAL ADDRESS:****FULL POSTAL ADDRESS:****DATE EMPLOYMENT COMMENCING:****DATE EMPLOYMENT COMMENCING:****If you need to add any other information please use the rear of the application form**