

gmt&co

G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

35 BUCCLEUCH STREET DUMFRIES DG1 2AB

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www.gmthomson.co.uk

MERKLAND COTTAGE BANKEND DUMFRIES DG1 4RN



An unfurnished detached brick built bungalow situated on a farm in a rural location with an open aspect. The property offers spacious accommodation which is double glazed and has oil fired central heating. Small garden to the front of the property with a gravel drive. Initially available for 6 or 12 months with entry by negotiation. **No pets.**

Accommodation:

Hall, Living Room, 3 Bedrooms, Kitchen, Dining Room, Bathroom, Rear Porch

Offers of £500.00 per calendar month are invited

DIRECTIONS

From our office proceed along Buccleuch Street, and turn left down the Whitesands. Proceed along the Whitesands, and at the traffic lights at the end turn left follow the signs for the Hospital. Continue on the road past the hospital and follow this road into Bankend, about 6 miles. In the village turn left onto the B725 signposted Ruthwell. After the hump back bridge take the road on the left hand side and follow this past the row of bungalows onto the private farm track. Follow the track for about ¼ mile and the cottage is situated on the right hand side.

ACCOMMODATION

Double glazed front door leads into:

Hall	L shaped with radiator, single power point and smoke alarm. Telephone point. Hatch to loft. Laminate flooring. Shelved airing cupboard housing the hot water cylinder. Glazed door to rear vestibule and doors off to:
Bedroom 1	About 4.50m x 3.02m. With row of fitted cupboards with hanging rail and shelves. Radiator. 3 power points. Curtain track. Carpet.
Bedroom 2	About 3.60m x 3.00m. With row of fitted cupboards with hanging rail and shelves. Radiator. 2 power points. Curtain track. Carpet.
Bathroom	About 2.05m x 1.84m. Coloured suite comprising bath with electric Mira Sport shower over, wash hand basin and WC. Extractor fan. Vinyl flooring.
Living Room	About 4.12m x 3.93m. Fyfestone open fireplace with tile hearth. TV aerial cable. Radiator. 4 power points. Laminate flooring.
Dining Room	About 2.89m x 2.80m. Radiator and 2 power points. Curtain track. Laminate flooring. Door to:
Kitchen	About 4.08m x 2.83m. Range of floor and wall units with single stainless steel sink and drainer and worktops with plumbing for a washing machine and an electric cooker point. Boulter boiler and electronic programmer. Cupboard housing fuse box and meter. Radiator. 7 power points. Door to rear vestibule.
Bedroom 3	About 3.92m x 3.11m. Radiator and 3 power points. Carpet. Curtain track.
Rear vestibule	Vinyl flooring. Half glazed door to:
Rear Porch	Concrete floor, light and single power point. Door to gravel parking area.

OUTSIDE

To the front of the property is a small lawned area with a concrete path immediately to the front of the house from the gravel drive. There is a path running round the side and rear of the property. Outside tap. 1,100 litre oil tank.

SERVICES

Mains water, mains electricity and private drainage.

OUTGOINGS

Merkland Bungalow has been assessed for Council Tax purposes as Band D, the 2010-11 annual charge is £1,232.51.

RENTAL

Offers of £500.00 per calendar month are invited.

ENTRY

Entry is by negotiation.

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.

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 gravel parking area tidy and free of weeds.

7. The Tenant shall be responsible for the payment of all utility charges incurred during the tenancy.

8. **No pets are permitted.**

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 £520.00 based on 45 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 (£17.57) 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 3rd August 2009, 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:

Merkland Cottage, Bankend, Dumfries DG1 4RN

PERSONAL DETAILS OF ALL APPLICANTS:

TITLE	FIRST NAMES	SURNAME
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TITLE	FIRST NAMES	SURNAME
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FULL POSTAL ADDRESS

POSTCODE

TELEPHONE NO: (Home)
(Work / mobile)

FULL POSTAL ADDRESS

POSTCODE

TELEPHONE NO: (Home)
(Work / mobile)

MARITAL STATUS:
**Single / Married / Widowed /
Divorced / Separated / Living with Partner**

ARE YOU A SMOKER: **Yes / No**

NUMBER OF DEPENDANT CHILDREN:

AGES OF CHILDREN:

PETS—PLEASE STATE TYPE, BREED AND NUMBER:

MARITAL STATUS:
**Single / Married / Widowed /
Divorced / Separated / Living with Partner**

ARE YOU A SMOKER: **Yes / No**

NUMBER OF DEPENDANT CHILDREN:

AGES OF CHILDREN:

PETS—PLEASE STATE TYPE, BREED AND NUMBER:

ARE YOU A:
**House owner / Tenant: council / Tenant: private /
Living with Parents / Other—please state:**

REASON FOR MOVING:

WHO WILL BE RESPONSIBLE FOR RENTAL PAYMENTS:

DATE ENTRY REQUIRED TO THIS PROPERTY:

ARE YOU A:
**House owner / Tenant—council / Tenant—Private /
Living with Parents / Other—please state:**

REASON FOR MOVING:

WHO WILL BE RESPONSIBLE FOR RENTAL PAYMENTS:

DATE ENTRY REQUIRED TO THIS PROPERTY:

EMPLOYMENT DETAILS OF ALL APPLICANTS:

OCCUPATION:

CURRENT EMPLOYERS NAME:

FULL POSTAL ADDRESS:

DATE EMPLOYMENT COMMENCED:

OCCUPATION:

CURRENT EMPLOYERS NAME:

FULL POSTAL ADDRESS:

DATE EMPLOYMENT COMMENCED:

IF RELOCATING PLEASE PROVIDE NEW JOB & EMPLOYER'S DETAILS:

FULL POSTAL ADDRESS:

DATE EMPLOYMENT COMMENCING:

IF RELOCATING PLEASE PROVIDE NEW JOB & EMPLOYER'S DETAILS:

FULL POSTAL ADDRESS:

DATE EMPLOYMENT COMMENCING:

If you need to add any other information please use the rear of the application form.