

35 BUCCLEUCH STREET DUMFRIES DG1 2AB

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[www.gmthomson.co.uk](http://www.gmthomson.co.uk)

## 8 JOHN CRABBE CRESCENT KIRKTON DUMFRIES DG1 1TQ



A semi-detached house in a quiet established residential development in the popular village of Kirkton, about 4 miles from Dumfries and on a bus route. The house is let with carpets, curtains to some rooms and also has the benefit of oil-fired central heating. There is an easily managed garden to the rear of the house with two outside stores.

### **Accommodation:**

Hall, Living Room, Kitchen/ Breakfast Room, 3 Bedrooms, Bathroom.

**Offers of £460.00 per calendar month are invited**

204283/170/03030

## **DIRECTIONS**

From Dumfries town centre take the A701 signposted towards Moffat and Edinburgh. Follow the road out over the A75 and bear left at the roundabout. Turn left signposted to Kirkton and Dalswinton. Follow this road into the village of Kirkton and take the first left, followed by the first left again into John Crabbe Crescent. The house is situated on the left hand side.

## **ACCOMMODATION**

Part glazed front door into:

Hall	Walk-in cupboard with electricity meters. Stairs to first floor with cupboard under. Smoke alarm. Single panel radiator. Carpet. Doors to:
Kitchen / Breakfast room	4.06 m x 2.47 m. Fitted floor and wall units with 1½ sink and drainer and tile splash back. Fitted electric hob and oven with extractor hood. Plumbed for washing machine. Ceiling spotlight units. Central heating control. Phone point. 10 power points. Double panel radiator. Vinyl flooring.
Living Room	5.98 m x 3.36 m. Double-glazed patio doors to garden. Electric log effect stove with wood surround and mantle. Recessed ceiling spotlight units and 2 wall light units. 4 power points. TV point and Satellite TV cable. Double panel radiator. Carpet.
Stairs and Landing	Varnished wooden banister. Landing with smoke alarm. Shelved airing cupboard. Trap to loft. Carpet.
Bedroom 1	3.08 m x 2.9 m. Fitted wardrobe with hanging and shelf space. Curtains. Carpet. Single panel radiator. 2 power points.
Bedroom 2	2.78 m x 2.3 m. Curtains. Carpet. Single panel radiator. 2 power points.
Bedroom 3	3.11 m x 2.46 m. Curtains. Carpet. Single panel radiator. 2 power points.
Bathroom	1.79 m x 1.69 m. Suite of bath with electric shower over and folding shower screen, WC and wash basin. Ceiling spotlight unit. Vanity mirror. Towel rail. Double panel radiator. Timber laminate floor.

## **OUTSIDE**

Shared paved parking area to front of house with shared close to rear garden. Store in rear close and further boiler house store at the rear of the property. The rear garden has a gravel path adjacent to the house and steps up to a raised lawn area including whirligig and greenhouse. The garden is enclosed by mature shrubs and trees. 1,225 litre oil tank.

## **SERVICES**

Mains water, electricity and drainage. Oil-fired central heating.

## **OUTGOINGS**

8 John Crabbe Crescent has been assessed for Council Tax purposes as Band B, the 2011-12 annual charge is £1,122.00.

## **RENTAL**

Offers of £460.00 per calendar month are invited.

## **ENTRY**

Early entry is available.

## **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 (£460.00) shall be paid at the commencement of the tenancy.
2. The let shall be for a period of 6 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 tidy and free of weeds.
7. The Tenant shall be responsible for the payment of all utility charges incurred during the tenancy.
8. Pets at the discretion of the landlord.
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 £772.00 based on 60 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 10th January 2012, 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:**

**8 John Crabbe Crescent, Kirkton, Dumfries DG1 1TQ**

**PERSONAL DETAILS OF ALL ADULTS WHO WILL RESIDE AT PROPERTY**

**- if more than 2 please copy this form:**

**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**

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**NUMBER OF DEPENDANT CHILDREN:**

**NUMBER OF DEPENDANT CHILDREN:**

**AGES OF CHILDREN:**

**AGES OF CHILDREN:**

**PETS - PLEASE STATE TYPE, BREED AND NUMBER:**

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**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**