

gmt&co

# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

35 BUCCLEUCH STREET DUMFRIES DG1 2AB  
TEL: 01387 254424 FAX: 01387 257266 EMAIL: [dfs@gmthomson.co.uk](mailto:dfs@gmthomson.co.uk)

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

## CAIRNBANK COTTAGE, DUNSCORE, DUMFRIES



Residential redevelopment opportunity to redevelop a derelict cottage set with a site extending to 620m<sup>2</sup>

**OFFERS OVER £75,000 ARE INVITED**



Regulated by RICS

OTHER OFFICES AT ANNAN, CASTLE DOUGLAS AND NEWTON STEWART





## DESCRIPTION

Cairnbank Cottage is situated in a rural location about 1.25 miles north of Dunscore. Dunscore provides a primary school. Dumfries lies 11 miles to the south and provides good facilities for shopping, leisure and secondary schools.

Subject to necessary planning consents, the cottage is suitable for redevelopment and extension. Purchasers may wish to make their own enquiries of the Area Planning Manager – Tel. 01387 260199.

## ENTRY

Entry will be by agreement

## VIEWING

Viewing is by appointment with the sole selling agents, G M Thomson & Co.

## OFFERS

Offers in Scottish Legal Form are to be submitted to the selling agents

## CLOSING DATE

It is possible that a Closing Date may be set for the receipt of offers and all interested parties are urged to indicate their interest to the selling agents so that they may be informed should a Closing Date be set. It should however be noted out that the seller reserves the right to sell the property without the setting of a Closing Date and the seller is not bound to accept the highest or any offer.

## PARTICULARS

These particulars were prepared on 12th May 2008.

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

- The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, areas, photographs and reference to condition, necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchasers 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.
- 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.
- Included systems and appliances are un-tested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.
- Neither these particulars nor any communications by Messrs. G.M. Thomson and Co on behalf of the sellers relative to the sale of this property or any part thereof shall be binding upon the Sellers (whether acted on or otherwise) unless the same is incorporated within a written document signed by the Sellers or on their behalf and are tested in conformity with Section 3 of the Requirements of Writing (Scotland) Act 1995 or granted in pursuance of any such document.