



# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

**Dumfries**

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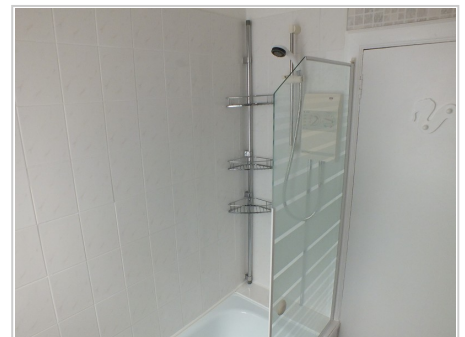
F: 01387 257 266

110 Millburn Avenue  
Dumfries  
Dumfries And Galloway.  
DG1 4BQ

£425 Monthly \*



- Ground floor
- Gas central heating
- Well presented
- Large garden



Ref: PRA10005

Viewing Instructions: Strictly By Appointment Only

Regulated by RICS



OTHER OFFICES AT CASTLE DOUGLAS 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

We are delighted to bring this ground floor, 1 bedroom flat to the rental market. The property has been well maintained and decorated through out. Accommodation comprises of sitting room, kitchen, bedroom, bathroom and garden. The property is partly furnished

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## Accommodation

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### Sitting room (13' 9" x 11' 6") or (4.20m x 3.50m)

The sitting room is situated to the rear of the property which over looks the gardens. There are curtains and venetian blinds, gas fire, central light fitting, radiator and is carpeted.

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### Bedroom 1 (11' 9" x 11' 8") or (3.59m x 3.56m)

The bedroom is to the front of the property with large double glazed window with venetian blinds and curtains. The flooring is laminated flooring and there is a large triple wardrobe, central ceiling light and radiator.

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### Bathroom

The bathroom has a W.C, wash hand basin, bath with Mira shower over the bath. The bathroom is carpeted and has a radiator, one ceiling light and frosted double glazed window to the side of the property.

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### Kitchen (9' 10" x 7' 10") or (3.0m x 2.40m)

The kitchen faces the rear of the property with a large double glazed window with a venetian blind. There is a cooker, washing machine and fridge freezer and the flooring is cushioned vinyl. In addition there is also a radiator, central spotlights and a pulley

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## Study

There is a study/large storage room which is situated under the stairs which lead to the upstairs flat. The room is large enough to accommodate a small single bed or desk to use as a study area.

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## Landlord registration number

153628/355/18260

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## Application

All interested parties must complete an application form which can be obtained from our office or can be emailed out. Once we have received a completed application form we can then look to arrange a viewing.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:63

## Tenure

We are informed that the tenure is

## Council Tax

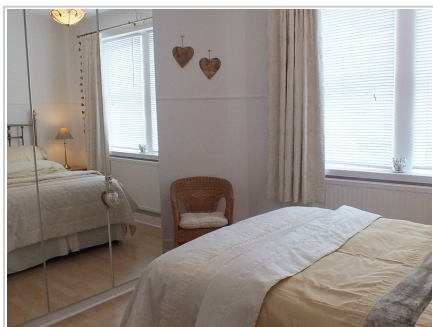
Band A

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## Directions

From Whitesands head towards St Michaels Bridge junction and bare left at the first traffic lights. Continue straight at the second set of lights. Continue along Brooms Road until the small round about and take the third exit. Take the next right after passing under the railway bridge and this is Millburn Avenue.

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