

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)

## PROPERTY FOR LET

HYLEIGH  
WATCHHILL  
LOCHMABEN  
DG11 1RX



An unfurnished 3 bed bungalow situated on the outskirts of Lochmaben with extensive country views.  
Double glazing and Oiled fired heating throughout.

### **ACCOMMODATION:**

Living Room / Dining Room, Kitchen, Bathroom, 3 Bedroom (Master En-suite).

**Offers of £600.00 per calendar month are invited**

**EPC Rating = E (53)**

**Landlord Registration Number: 345035/170/21331 & 345036/170/21331**

## **DIRECTIONS**

From our Dumfries Office – Head north-east on Buccleuch St and continue for 1 mile. At the roundabout take the first exit onto Edinburgh Road/A701. At the roundabout take the 3<sup>rd</sup> exit onto A75. At the roundabout take the 1<sup>st</sup> exit onto A709. Stay on A709 for 6 miles and take the left before the signs for Lochmaben.

## **DESCRIPTION**

Hyleigh is situated on the outskirts of Lochmaben only 8 miles from Dumfries. It has many attractive features including the ruins of Lochmaben Castle, Castle Loch and woodland walk which is ideal for dog walkers, Lochmaben Church, Lochmaben Sailing Club and much more. On the village High Street, you will find Convenience Stores, Shooting Supplies, Pharmacy, Dentist and Doctors and many more. Lochmaben has a Primary School only a short drive from Queensberry Villa and a 4-mile drive to Lockerbie Academy which would be the catchment Secondary School.

## **ACCOMMODATION**

### **VESTIBULE**

Mahogany hard wood front door with frosted side light. Magnolia walls. Tiled effect Vinyl

### **HALL**

Magnolia walls. Wood effect vinyl. 1 oil fired radiator. 1 power point. Large double built in wardrobe. Pendant light with shade.

### **LIVING ROOM/DINING ROOM (7.56m x 6.00m)**

Large open plan Living Room and Dining room comprises large double glazed patio doors leading to front garden and two double glazed windows with cream curtains. Magnolia walls and white ceiling. Cream carpet. Newly fitted electric fire with wooden mantle and black granite effect hearth. 2 spotlight cluster light fittings. Two oil fired radiators. 10 power points.

### **KITCHEN (3.83m x 3.93m)**

Large kitchen with country style floor and wall cupboards. Tiled wall at the cooking area and patterned wallpaper throughout. New Beko white freestanding cooker and fully functioning integrated extractor fan. Single stainless-steel sink with drainer and mixer tap. Tiled effect vinyl. Large strip light. Double glazed window with roller blind. Six power points and one oil fired radiator.

### **BEDROOM 1 (EN-SUITE) (3.89m x 3.76m)**

Double bedroom with magnolia walls and white ceiling. Single built in wardrobe. Pendant light with shade. Double glazing and champagne floral curtains. En-suite includes WC, Wash hand basin and Shower unit. Shower unit has sliding doors and a foldable plastic seat. Mira Sport Electric Shower. Vanity case above the WC and storage below the sink. Magnolia walls and white ceiling. Double glazed window with vertical blind.

### **BEDROOM 2 (3.92m x 3.90m)**

Double bedroom with magnolia walls and white ceiling. Double built in wardrobe. Cream carpet. Pendant light with shade. 3 Power points. Double glazed window with cream and red floral curtains. 1 oil fired radiator.

### **BEDROOM 3** (4.03m x 2.69m)

Single bedroom with magnolia walls and white ceiling. Double glazed window with burnt orange patterned curtains. Pendant light with glass shade. Cream Carpet. 4 Power points. 1 Oil fired radiator.

### **BATHROOM** (2.80m x 2.22m)

Large family bathroom with a white 3 piece suite. Bath with shower mixer tap. Magnolia walls with cream marble splash back. Oil fired radiator and electric heated towel rail. Beige vinyl flooring. Tiled splashback with mirror above wash hand basin. Storage cupboard. Pendant light.

### **BACK PORCH**

Large back porch with access to the front and back of the property. Worktop and storage space. Walk in cupboard with fuse box. Glass door leads out to the rear garden.

### **OUTSIDE**

There is a front and back garden to this property. To the front is a lawned garden, with path and patio. Surrounding the property is flower borders. To the side is a tarmacked drive with car port. The rear garden is also lawned with a shed. There is also a vegetable patch that could be used to grow produce.

### **RENTAL**

Offers of £600.00 per calendar month are invited.

### **COUNCIL TAX**

For Council Tax purposes, the property is classified as Band F. The annual charge for this is £1755.76 (£2377.68 including water and waste).

### **SERVICES**

Heating – Oil Fired Heating. Balmoral 1225ltr Tank.

Water- Mains Supply

Electricity- Mains Supply

### **DEPOSIT**

A returnable surety of £600.00 will be required to be paid at the start of the tenancy.

### **ENTRY**

Early entry is available

### **VIEWING**

Viewing is strictly by appointment with the Letting Agents,  
G.M. Thomson & Co., 35 Buccleuch Street, Dumfries, DG1 2AB Tel: 01387 731931.

## **CONDITIONS OF LET**

The Tenant shall enter into formal Private Residential Tenancy Agreement 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 month's rental (£600.00) shall be paid at the commencement of the tenancy.
2. The Landlord shall be responsible for keeping the property wind and water tight and external repairs and decoration.
3. 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 electricity charges incurred during the tenancy.
8. Pets at Landlord's discretion. No smoking is 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.

## **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, DG1 2AB 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 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 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. Where dimensions are shown these are approximate only.

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

1. The particulars are set out as a general outline for the guidance of intended lessees, and do not constitute nor constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition, necessary permissions for use and occupation, and other details, are given without responsibility and any intending tenants 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.
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 this property.”

**APPLICATION FORM FOR:**

23 Lime Grove, Dumfries DG1 4SQ

**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**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