

**ROSEMARY'S COTTAGE
LAWRIDDING
AMISFIELD
DUMFRIES
DGI 3PB**



An unfurnished semi-detached cottage situated in a rural location about 7 miles from Dumfries, and with easy access onto the A701. The property has been recently renovated with oil fired central heating, new kitchen and bathroom, double glazed and carpeted. Initially available for 6 months with early entry. **No pets.**

Accommodation:

Hall, Living Room, 2 Bedrooms, Kitchen and Bathroom.

Offers of £475.00 per calendar month are invited

05749/170/15230 EPC-E

DIRECTIONS

From Dumfries take the A701 signposted Edinburgh, and follow the road out of Heathhall and Locharbriggs. At Amisfield take the minor road at the right hand bend by the war memorial, and then take the first turning on the left. Proceed along with this road for about ¼ mile and the private track to Lawridding is on the right hand side at a sharp left hand bend. Follow the farm track and at the top bear right and pass the front cottage and Rosmary Cottage is situated beyond.

ACCOMMODATION

Double glazed front door leads into:

Hall	With radiator. Doors off to Bedrooms and
Living Room	3.75m X 4.41m at widest. Open tile fireplace, Radiator. 6 power points. Telephone point and TV aerial point. Door with step down to:
Bathroom	1.65m X 2.44m with electric Mira sport shower over bath with glass shower door. Wash hand basin and WC. Radiator. Extractor fan.
Kitchen	3.55m X 2.08m. Range of floor and wall units with sink and drainer, electric hob and oven, plumbing for washing machine. 7 power points. Fusebox and electric meter. Radiator. White PVC back door.
Bedroom 1	4.00m x 3.50m. White 4 panel timber door from hall. Radiator. 3 power points. Carpet.
Bedroom 2	4.57m x 3.47m. White 4 panel timber door from hall. Radiator. 4 power points. Carpet.

OUTSIDE

To the front of the house is an open lawned area shared with the other houses, and to which the tenants will be responsible for keeping the grass tidy outside the cottages. There is ample private parking. To the rear is a fenced garden.

SERVICES

Mains water and electricity. Septic tank drainage.

OUTGOINGS

Rosemary's Cottage has been assessed for Council Tax purposes as Band B, the 2016 – 17 annual charge is £

RENTAL

Offers of £475.00 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 (£475.00) 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. 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.

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 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 11th August 2016, 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.