



BLAWQUHAIRN FARMHOUSE, ST JOHNS TOWN OF DALRY, DG7 3TY

£600 per month, Unfurnished



BLAWQUHAIRN FARMHOUSE, ST JOHNS TOWN OF DALRY, CASTLE DOUGLAS

LP gas central heating

Partial double glazing

Maximum of 2 pets

Landlord registration: 40252/170/24410

EPC Rating = F

Council Tax = D

Detached property situated in a rural location.

Situation

Dalry offers a range of day to day services, village shop and pub. There is a primary and secondary school (S1-S4) in the village. The Catstrand Cultural Hub is in New Galloway about 3 miles distant and provides a wide range of cultural activities for the local area, and Loch Ken provides a range of water based leisure activities. A wider range of shopping and leisure facilities are provided in Castle Douglas about 13 miles.

Description

UPVC front door opens into:

Porch

Single glazed window. Electric meter and fuse board. Door to:

Hall

With stairs to first floor, radiator and doors off to:

Bathroom

3.42m x 1.50m. Bath with electric shower over and tile splashback and shower screen, toilet and vanity wash hand basin. Radiator. Double glazed window.

Drawing Room

4.93m x 3.88m. Double glazed window. Radiator. 6 power points, TV aerial point and telephone point. Wood burning stove on hearth.

Sitting Room

4.94m x 3.85m. Double glazed window. Radiator. 6 power points.

Dining Room

4.83m x 3.98m. Single glazed. Store cupboard with shelving. Radiator. Telephone point. Door to:

Kitchen

4.81m x 2.75m. Extensive range of floor and wall units with built in electric double oven and gas hob with extractor hood over, fridge and dishwasher. 1½ white bowl sinks and drainer, with tile splashback. Radiator. Vinyl flooring. Half glazed door to:

Rear Vestibule

Timber door to garden. Coat hooks. Door to:

Utility Room

3.45m x 1.87m. Housing Veissmann gas combi boiler. Single stainless steel sink and drainer with cupboard below. Plumbing for a washing machine. 4 power points. Vinyl flooring.



First Floor

Stairs lead on to good sized landing with doors off to:

Bedroom 1

4.77m x 4.03m. Eaves storage cupboard. Single glazed window and Velux. Radiator.

Bedroom 2

5.41m x 3.48m. Fitted wardrobes with hanging rail and shelves. Radiator. 6 power points and TV socket.

Bedroom 3

3.63m x 2.45m. Radiator. 2 power points. Double glazed window.

Bedroom 4

3.64m x 3.83m. Radiator. 4 power points, television aerial socket and double glazed window.

Outside

The farmhouse is separated from the majority of the working farm steading, with the garden ground to the side and front of the property. Calor gas tank.

General

Please note that the fireplaces in the dining room and bedrooms are not operational as the chimneys have been removed.

Tenancy

After viewing interested parties should confirm their interest in the property with Savills. The landlord's preferred applicant will be reference checked through a tenancy referencing company.

1 The tenancy shall be a Private Residential Tenancy

2 The rent shall be payable monthly in advance by bank standing order.

3 A deposit of one month's rent will be payable in advance.

4 The tenant shall be responsible for the payment of the Council Tax or other rates levied by the Local Authority.

5 The property is to be occupied as a private dwelling and is not to be sub-let without the prior permission of the landlord.

6 The garden maintenance is the responsibility of the tenant.

7 The tenant will be responsible for the costs of all utilities.

8 The landlord will insure the property against all fire but such insurance will not cover any contents or effects which the tenant may place in the subjects, the insurance of which will be the tenant's responsibility.

9 The tenant will be required to maintain the internal decoration to the same standard as at entry.

10 An inventory will be taken prior to entry.

11 A maximum of 2 pets will be permitted at the discretion of the landlord.

Services

Mains electricity and water, septic tank drainage and LPG fired central heating.

Viewing

Viewings will only be arranged upon completion of a prospective tenant questionnaire. All viewings will be during office hours Monday - Friday 8.30am - 5.00pm.





Local Authority

Dumfries & Galloway Council

Directions

From Dumfries take the A75 west towards Castle Douglas. At Crocketford turn right onto the A712, signposted Corsock and Balmaclellan. Follow this road past Balmaclellan and when it meets the A713 turn right towards St Johns Town of Dalry. Follow the road into the centre of Dalry and then turn right up the main street. Towards the top of the road turn left signposted Carsphairn and follow the road for about 1½ miles and the entrance to Blawquhairn is on the right hand side. Follow the tarmac drive past the cottage and into the farm. Please note that the property post code, DG7 3TY, may not take you directly to the property.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. **Please be advised that the local area maybe/is affected by aircraft noise. We advise you make your own enquiries regarding any associated noise within the area.** 20190520CLDV Scottish Letting Agent Registration – LARN1902057 <https://www.gov.scot/publications/letting-agent-code-practice/>

Energy Efficiency Rating		Current	Potential
20-24	A		
15-20	B		
10-15	C		
5-10	D		
0-5	E		
0-5	F	24	24
0-5	G		

As energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

